

COUNTY OF MONO REGIONAL TRANSPORTATION PLAN & GENERAL PLAN UPDATE

**DRAFT EIR
SCH #2014061029**

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ACRONYMS & ABBREVIATIONS¹

A

AAQS	Ambient Air Quality Standards
ADA	Americans with Disabilities Act
ADC	Alternative Daily Cover (for landfills)
ADT	Average Daily Traffic
AF/AFY	Acre-feet; acre-feet per year
ALS	Advance Life Support
ALUC	Airport Land Use Commission
ALUP	Airport Land Use Plan
AQMP	Air Quality Management Plan
ARB	California Air Resources Board (also referred to as 'CARB')
ARP	California Accidental Release Program
AST	Above-Ground Storage Tanks
ATP	Active Transportation Program

B

BACM	Best Available Control Measures
Basin Plan	<i>Water Quality Control Plan</i> prepared by the Calif. Water Quality Control Board
BFE	Base Flood Elevation
BGS	Below Ground Surface
Bi-State DPS	Bi-State Distinct Population Unit of the Greater Sage Grouse
BLM	Bureau of Land Management
BLS	Basic Life Support
BMP	Best Management Practices
BOD	Biological Oxygen Demand
BOP	Battery, Oil and Paint (a waste recycling term)
BTA	Bicycle Transportation Account
BTP	Bicycle Transportation Plan

C

CAA	Clean Air Act
CalEPA	California Environmental Protection Agency
CalARP/RMP	California Accidental Release Prevention and Risk Management
CALFIRE	California Dept. of Forestry and Fire Protection
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAO	Cleanup and Abatement Order
CASP	California Aviation System Plan
CBSC	California Building Standards Code (also referred to as 'CBC')
CCPI	Cooperative Conservation Partnership Initiative
CCR	California Code of Regulations
CC&R	Homeowner Covenants, Conditions and Restrictions

¹ The reader is also referred to 'Key Terms' as defined for individual EIR sections where applicable.

CDD	Community Development Department (Mono County)
CDF	California Department of Forestry
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife (formerly Fish and Game)
CDO	Cease and Desist Order
CDOC	California Department of Conservation
CDP	Census Designated Place
CEC	California Energy Commission
CEPEC	California Earthquake Prediction Evaluation Council
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
cfs	Cubic feet per second
CFR	Code of Federal Regulations
CGC	California Government Code
CGS	California Geological Survey
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CIWMA	California Integrated Waste Management Act
CIWMB	California Integrated Waste Management Board
CNDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
CO	Carbon Monoxide
COD	Chemical Oxygen Demand
CO₂e	Carbon dioxide equivalent
COG	Council of Governments
CPH	Chains per hour, a measure of the rate of fire spread (1 chain is equal to 66 feet)
CRHR	California Register of Historic Places
CRV	California Redemption Value
CS	Service Commercial, a land use designation
CSA	Community Service Area
CSP	Conservation Stewardship Program
CTC	California Transportation Commission
CTR	California Toxics Rule
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CURES	Coalition for Unified Recreation in the Eastern Sierra
CWA	Clean Water Act of 1972
CWPP	Mono County Community Wildfire Protection Plan

D

DBH	Diameter at breast height (tree diameter)
DFG	California Department of Fish and Game
DHS	California Department of Health Services
DMG	California Division of Mines and Geology
DOF	California Department of Finance
DOT	U. S. Department of Transportation
DPH	Mono County Department of Public Health
DPS/DPU	Distinct Population Segment/Distinct Population Unit
DTSC	California Department of Toxic Substances Control

E

ECSZ	Eastern California Shear Zone
ECTPP	Eastern California Transportation Planning Partnership
EIR	Environmental Impact Report

EIS	Environmental Impact Statement, prepared for projects subject to the National Environmental Policy Act
EMS	Emergency Medical Services
EMT	Emergency Medical Technician
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
EQUIP	Environmental Quality Incentives Program
ESA	Endangered Species Act
ESLT	Eastern Sierra Land Trust
ESRFSC	Eastern Sierra Regional Fire Safe Council
ESTA	Eastern Sierra Transit Authority

F

FAA/FAR	Federal Aviation Administration; Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	Fire hazard severity zone
FHWA	Federal Highway Administration
FLPMA	Federal Land Policy and Management Act
FPD	Fire Protection District
FPPA	Farmland Protection Policy Act
Fps	Feet per second
FRA	Federal Railroad Administration
FRI	Fire return interval
FRAP	Forest Resource Assessment Program
FRPP	Farm and Ranch Lands Protection Program
FTA	Federal Transit Administration
FTIP	Federal Transportation Improvement Program

G

'g'	Gravitational acceleration rate
GBVAB	Great Basin Valleys Air Basin ('Great Basin')
GBUAPCD	Great Basin Unified Air Pollution Control District
GPD	Gallons per day
GPLUE	General Plan Land Use Element
GRP	Grazing Reserve Program
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan

H

HA	Hydrologic Area, used in the LRWQCB <i>Basin Plan</i>
HCP	Habitat Conservation Plan
HHWE	Household Waste Element
HOA	Homeowners' Association
HSC	Health and Safety Code of California
HU	Hydrologic Unit, used in the LRWQCB <i>Basin Plan</i>
HWME	Hazardous Waste Management Element

I

ICLEI	Local governments for sustainability
IIP	Caltrans' Interregional Improvement Program
INF	Inyo National Forest
IPM	Integrated Pest Management

ISO	Insurance Service Office (insurance credit rating)
IRWMP	Integrated Regional Water Management Plan
ITIP	Interregional Transportation Improvement Program
IWMP	Integrated Waste Management Plan

J

JESD	Round Valley Joint Elementary School District
JLCAC	June Lake Citizens Advisory Committee

L

LADWP	Los Angeles Department of Water and Power
LAFCO	Local Agency Formation Commission
LCMMP	Land Cover Mapping and Monitoring Project
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design
LFG	Landfill Gas
LGOP	Local Government Operations Protocol
LID	Low Impact Development
LOS	Level of Service
LRA	Local Responsible Area
LRWQCB	California Water Quality Control Board-Lahontan Region
LTC	Local Transportation Commission

M

MAD	Mosquito Abatement District
MAP-21	Moving Ahead for Progress in the 21 st Century
MCL	Maximum Contaminant Levels
MCMWTC	Marine Corps Mountain Warfare Training Center (in Sonora Pass)
MEA	Master Environmental Assessment
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone (formerly 'MRA' – Mineral Resource Area)
MSL	Mean Sea Level
MTCO _{2e}	Metric tons of carbon equivalent emissions
µg/m ³	Micrograms per cubic meter of air

N

NAAQS	National Ambient Air Quality Standards
NDFE	Non-Disposal Facility Element
NIMS	National Incident Management System
NFIP	National Flood Insurance Program
NFWF	National Fish and Wildlife Foundation
NOF	Notice of EIR Preparation
NOx	Nitrogen Oxides
NHP	Natural Habitat Protection, a land use designation
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resources Conservation Service
NTR	National Toxics Rule
NVUM	National Visitor Use Monitoring

O

OES	Office of Emergency Services
OHV	Off-Highway Vehicles
OHWM	Ordinary High Water Mark

OPR California Governor's Office of Planning and Research
OSHA Occupational Safety and Health Act

P

PCB Polychlorinated biphenyls
PFPD Paradise Fire Protection District
PM Particulate Matter; PM₁₀ is particulates no more than 10 microns in diameter, and PM_{2.5}, is very fine particulates measuring no more than 2.5 microns in diameter
POU Publicly-owned Utility
PPM Parts per Million
PRC Public Resources Code
PUC Public Utilities Commission, Public Utilities Code
PUD Public Utilities District

Q**R**

RCD Resource Conservation District
RCRA Resource Conservation and Recovery Act of 1976
RE Resource Extraction, a land use designation
REP Resource Efficiency Plan
RFA Recreation Facility Analysis
RMH Rural Mobile home, a land use designation
RPAC Regional Planning Advisory Committee
RTP Regional Transportation Plan
RWQCB Regional Water Quality Control Board-Lahontan

S

SAFETEA-LU Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users
SARA Superfund Amendments and Reauthorization Act of 1986
SCE Southern California Edison
SCS Sustainable Communities Strategy
SDC Seismic Design Criteria set by Caltrans
SDWA Safe Drinking Water Act
Semi-clustered Sort of clustered
SEMS Standard Emergency Management System
SFHA Special Flood Hazard Areas
SGMA Sustainable Groundwater Management Act of 2014
SHMP State Multi-Hazard Mitigation Plan
SHPO State Historic Preservation Office
SIP State Implementation Plan
SJVAPCD San Joaquin Valley Air Pollution Control District
SMARA Surface Mining and Reclamation Act
SMGB State Mining and Geology Board
SNC Sierra Nevada Conservancy
SNARL Sierra Nevada Aquatic Research Laboratory
SO_x Sulfur oxides
SOP Standard Operating Procedure
SR State Route
SRA State Responsibility Area (a high fire hazard zone)
SRRE Source Reduction and Recycling Act
S RTP Short Range Transit Plan
SSRE Solid Waste Recover Element
STIP State Transportation Improvement Program

SWE Snow Water Equivalent
SWQCB California Water Quality Control Board
SWPPP Stormwater Pollution Prevention Plan

T

T A measure of soil transmissivity
TCP Timber Conversion Permit
TDA California Transportation Development Act
TDM Transportation Demand Management
TDS Total Dissolved Solids
THP Timber Harvest Plan
TMDL Total Maximum Daily Load
TOC Total Organic Carbon
TOML Town of Mammoth Lakes
TPZ Timberland Production Zones
TRI Toxic Release Inventory
TSCA Toxic Substances Control Act
TSD Commercial Treatment Storage Disposal

U

UCCE University of California Cooperative Extension
USACE U.S. Army Corps of Engineers
USDA United States Department of Agriculture
USFS United States Forest Service
USFWS United States Fish and Wildlife Service
USGCRP U.S. Global Change Research Program
USGS United States Geological Survey
UST Underground Storage Tank
UWMP Urban Water Management Plan

V

VHFHSZ Very high fire hazard severity zones
VMT Vehicle Miles Travelled
VOC Volatile organic compounds

W

WDR Waste Discharge Requirements
WHIP Wildlife Habitat Incentives Program
WRP Wetland Reserve Program
WUI Wildland Urban Interface

X

X Unknown Quantity

Y

YARTS Yosemite Area Regional Transit System

Z

ZOB Zone of Benefit, a LAFCO designation for areas served by a county service district.

MONO COUNTY RTP/GENERAL PLAN UPDATE DRAFT EIR



SECTION 1.0

EIR INTRODUCTION

1.0 PURPOSES OF THIS DRAFT EIR

The legislative intent of the California Environmental Quality Act (CEQA), as stated in the opening chapter of the California Public Resources Code Division 13 (Environmental Quality), is to recognize that the maintenance of a high-quality environment is a matter of statewide concern and the responsibility of all citizens, that a high-quality environment is healthful to the senses and intellect of human beings, that the capacity of the environment is limited, and that systematic efforts are required to control pollution and enhance environmental quality.

The environmental review process was created to achieve these legislative mandates. Policies that are implicit in CEQA (CEQA Guidelines §15003) identify the EIR requirement as the heart of CEQA, serving not only to protect the environment but to demonstrate to the public that it is being protected. Subsection (f) affirms that "*CEQA is to be interpreted in such a manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.*" Consistent with the legislative and policy foundation set forth in CEQA Guidelines §15002, the basic purposes of CEQA and this Environmental Impact Report (EIR) include:

1. To inform governmental decision makers and the public about the potential significant environmental effects of activities proposed with the Mono County *Regional Transportation Plan (RTP)/General Plan Update* and related planning initiatives ;
2. To identify the ways that environmental damage can be avoided or significantly reduced;
3. To prevent significant avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. To disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.1 NOTICE OF PREPARATION

A Notice of Preparation (NOP) was prepared and distributed to the State Clearinghouse, trustee agencies, responsible agencies, and other interested parties on 6 June 2014. Distribution of the NOP initiated a 30-day review period for the public and agencies to identify environmental issues that should be addressed in the Draft EIR. During the NOP review period, a public scoping meeting was held on 19 June 2014 inviting interested agencies, individuals, and organizations to discuss the range of issues, alternatives, and potential mitigation measures to be addressed in this Draft EIR. The NOP is included as Appendix A of this EIR and comments on the NOP are included as Appendix B of this Draft EIR. Table 1-1 provides a summary of key points raised in the NOP comment letters.

TABLE 1-1. Comments Received on the Notice of EIR Preparation

AGENCY	COMMENTS
<p>Lahontan Regional Water Quality Control Board (LRWQCB); comment letter dated 7 July 2014.</p>	<ol style="list-style-type: none"> 1. Mono County contains portions of Adobe, Deep Springs, East Walker, Fish Lake, Mono, Owens, and West Walker Hydrologic Units; and also contains Groundwater Basins including Antelope Lake Valley, Adobe Lake Valley, Bridgeport Valley, Fish Lake Valley, Long Valley, Mono Valley, Owens Valley, Slinkard Valley, Sweetwater Flat and Topaz Valley. Water quality objectives for these waters are provided in Chapter 3 of the <i>Water Quality Control Plan for the Lahontan Region</i> (Basin Plan). 2. A number of activities associated with General Plan implementation have potential to impact waters of the state and may require permits from LRWQCB or the State Water Resources Control Board (Water Board): <ul style="list-style-type: none"> • <i>Construction of landfills, landfill cells, or changes in waste accepted at currently operating landfills may require a revision to existing Waste Discharge Requirements (WDRs) or new WDRs; no changes may be made to operations at existing landfills until and unless the WDRs are revised;</i> • <i>Land disturbance of more than 1 acre may require a Clean Water Act (CWA) §402(p) stormwater permit and related permits from the Water Board, or an individual stormwater permit from the Lahontan Water Board;</i> • <i>Discharge of low threat wastes to surface waters may be subject to discharge and monitoring requirements under National Pollutant Discharge Elimination System (NPDES) General Permit, Limited Threat Discharges to Surface Waters, Board Order R6T-2008-0023;</i> • <i>Recycled water use for landscape irrigation may require WDRs for Landscape Irrigation Uses of Municipal Recycled Water from the Lahontan Water Board;</i> • <i>Streambed alteration and/or discharge of fill material to a surface water, including water diversions, may require a CWA §401 water quality certification for impacts to waters of the U.S., or dredge and fill WDRs issued by the Water Board.</i> <p>Some waters of the State are isolated from waters of the US. Determinations of the jurisdictional extent of waters of the U.S. are made by the US Army Corps of Engineers; projects that have potential to impact surface waters require the appropriate jurisdictional delineations; results will indicate whether the impacts are regulated under CWA §401 or through dredge and fill WDRs.</p> 3. Incorporate into the County’s Integrated Water Management Planning effort strategies that promote watershed management, support low impact development, avoid and minimize the effects of hydromodification, & encourage recycled water uses. 4. The County is encouraged to participate in the Inyo-Mono Integrated Regional Water Management Plan (IRWMP, part of a statewide effort to find and implement solutions for regional water management issues) and to incorporate the implementation strategies into the sustainability plan. 5. Low Impact Development (LID) Strategies are the foremost method for reducing impacts to watersheds. LID goals are to maintain a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of non-point sources. LID-compatible stormwater control measures are preferred over conventional measures. 7. Hydromodification (alteration of natural flows) results in stream channel instability, degraded water quality, changed recharge processes and degraded aquatic habitat, and can disconnect a stream channel from its floodplain. The County is encouraged to identify existing sources of hydromodification and develop mitigation measures & guidelines to protect floodplains and channels from encroaching development. 8. The State Board adopted in 2009 a Recycled Water Policy to increase use of municipal recycled water consistent with state and federal water quality laws; incentives are in place to encourage recycling. The County is encouraged to consider use of recycled water as a General Plan implementation strategy; please identify any recycled water projects.

	<p>9. The cumulative impact analysis should consider the point impacts of all General Plan components including at a minimum the impacts to groundwater resources of increased impervious surfaces and compacted soils, changed watershed hydrology and flood risk, impacts on beneficial uses such as wildlife habitat and impacts to habitat connectivity within watersheds. Identify both regional and project-specific mitigations. Consider life-of-landfill implications and cumulative effects as existing landfills reach capacity.</p>
<p>Department of Transportation (Caltrans), District 9; comment letter dated 2 July 2014.</p>	<ol style="list-style-type: none"> 1. Regional transportation planning agencies are required by State statute to update their RTPs at least every 5 years, and the RTPs are used to program state and federal funding. Caltrans had anticipated that Mono County would complete the RTP by June 2014, and requests an updated completion schedule. 2. The new Communications Policy proposed for the Circulation Element should ensure consideration of State Scenic highways (designated and Eligible) when addressing communication utilities and facilities such as towers, fiber optic lines, etc. 3. Caltrans seeks to partner with Mono County to obtain funding for improved multi-modal facilities (shoulders, sidewalks etc.). The County may want to prepare a multimodal plan in concert with Caltrans' planning to optimize the multimodal network. 4. The RTP and Improvements items should discuss partnerships Via Memoranda of Understanding and transportation project goals therein. 5. Consider mitigation banks for transportation project impacts. 6. In the Safety Element, ensure Caltrans' involvement in plans to safeguard areas and procedures during incidents that require use of the State Highway System. 7. Ensure that the Parking Standards Study and related policies/goals address the given roadway situation (i.e., traffic volume, vehicle type). 8. National Scenic Byways has been discontinued and may not be a worthwhile planning initiative; corridor planning should focus on other items. Moreover, any scenic designation excludes developed community areas. Please provide a clear separation of these two efforts and related objectives. 9. Ensure that goals & policies balance the State highway's multiple roles (community main street, interregional thoroughfare, goods movement, local lifeline, complete street). 10. Caltrans concurs that it is appropriate to replace the <u>1990 Conway Ranch Specific Plan</u> areas with open space or residential designations.
<p>California Department of Parks and Recreation (CDPR); comment letter dated 14 July 2014.</p>	<ol style="list-style-type: none"> 1. CDPR is a trustee agency with responsibility for two state parks located in Mono County: Bodie State Historic Park, and Mono Lake Tufa State National Reserve. 2. Please refer to the Department as 'California Department of Parks and Recreation' and not as State Dept. of Parks and Recreation.' 3. Please analyze (1) non-native invasive weed prevention, detection and control; and (2) aquatic invasive species prevention, detection and control.

1.2 CEQA REVIEW PROCESS

1.2.1 Where to obtain a copy of the Draft EIR

Public participation is an essential part of the CEQA process. Lead Agencies are encouraged to provide opportunities for public involvement, and required to make environmental information available for public review and comment (CEQA §15201). This DEIR is being circulated for review and comment to the public and other interested parties, agencies, and organizations for a 60-day review period, which is the maximum time

period allowed by law. To afford the widest possible review, the Draft EIR has been made available for review in a number of locations:

- A copy of the Draft EIR, all attachments and exhibits is electronically available on the Mono County website: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>
- Printed copies will be kept on file for public review at the Mono County Community Development offices in Mammoth Lakes (437 Old Mammoth Rd., Suite P, Minaret Village Mall, Mammoth Lakes) and in Bridgeport (74 School St, Bridgeport, CA 93517).
- Printed copies will be available at the following public libraries: Benton, Bridgeport, Coleville, Crowley Lake, June Lake, Lee Vining and Mammoth Lakes.
- Printed copies may also be purchased at the Mono County offices in Mammoth and Bridgeport for the cost of reproduction.

1.2.2 Draft EIR Review Period Dates

The EIR review period began on Friday, 31 July 2015, and will end on Wednesday, 29 September 2015. Due to the timeframe for completing the CEQA review process, the County cannot accept comments that are received after the closing date. → **PLEASE ensure that your comments are received no later than 5:00 p.m. on Wednesday, 29 September 2015.**

1.2.3 Where to Submit Comments on the Draft EIR

The County invites and encourages your comments on this Draft EIR. Comments may be submitted by email, U.S. mail, hand delivery or fax to the following:

By Mail: Mono County Community Development Department
PO Box 347

Mammoth Lakes, CA 93546

By Hand Delivery: Mono County Community Development Department
437 Old Mammoth Rd.

Minaret Village Mall, Suite P
Mammoth Lakes

By email: Wendy Sugimura (wsugimura@mono.ca.gov)

By Fax: 760-924-1801

1.2.4 Workshops and Public Meetings during the 60-Day Review Period

In addition to accepting written comments on this document, the County will hold a series of public open- house workshops and meetings to review and discuss the *Draft RTP/ General Plan Update* and related planning initiatives, and to accept comments on the information contained in the Draft EIR. The County anticipates that informational meetings will be held during the DEIR public review period. Meeting dates, times and locations will be posted on the website (<http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>) as they are scheduled.

1.2.5 Response to Comments

The EIR review and comment period has a number of purposes (CEQA §15200), enabling reviewers and the County to:

- Share expertise
- Check for accuracy
- Disclose agency analyses
- Detect omissions

- Discover public concerns and
- Solicit counter proposals

The public review period for this *Draft EIR on the RTP/General Plan Update* is intended to achieve all of the above purposes. In reviewing the draft EIR, CEQA §15204(a) advises agencies and individuals to focus on the sufficiency of the EIR in identifying and analyzing possible impacts and ways in which significant effects might be avoided or mitigated; comments are most helpful when they suggest additional specific alternatives or mitigation measures that are feasible and could better avoid or mitigate adverse effects. Whenever possible, reviewers are asked to provide data and reference materials and to explain the basis for their comments.

At the close of the 60-day public review period, the County will compile the Final EIR. The Final EIR will consist of a copy of all comments received, a list of all persons, organizations and agencies that submitted comments, a copy of the Draft EIR, and responses prepared by the County to address all significant environmental issues raised in the review and comment process. The Final EIR may also include other information added by the Lead Agency.

The Final EIR will first be submitted for review by the Planning Commission, which will formulate recommendations for consideration by the Mono County Board of Supervisors. The Final EIR will then be forwarded for consideration by the Board of Supervisors. The Board of Supervisors' review will focus on several key elements:

- Determining whether the Final EIR has been completed in compliance with CEQA;
- Verifying that Board members have fully reviewed and considered the information contained in the Final EIR;
- Affirming that the Final EIR reflects the independent judgment and analysis of the County; and
- Making written findings for each significant effect identified in the Final EIR.

The written findings will indicate, for each significant effect, whether: a) changes have been incorporated into the project to substantially lessen the adverse effect; b) such changes are the responsibility and jurisdiction of another public agency; or c) the changes are infeasible due to specific economic, legal, social, technological or other considerations; substantial evidence will be provided in support of each finding. At the same time, the Board will adopt a program for reporting on and monitoring the changes incorporated for the purpose of minimizing environmental effects, and will specify the location and custodian of the documents and other materials that constitute the record of proceedings upon which their decision is based.

If significant effects have been identified but not avoided or substantially lessened, the Board of Supervisors shall consider whether the project benefits outweigh the adverse environmental effects. The reasons supporting the Board's decision shall be specified in writing as a 'Statement of Overriding Considerations' that will be included with the record of project approval. The Board will then determine whether to approve the proposed *RTP/General Plan Update* and the related planning initiatives.

1.3 REGULATORY SETTING

Each EIR section contains a discussion of regulations at the federal, state and local level that may have a bearing on issues addressed in that section. Note that some of the programs discussed are not truly regulatory, but also include legislative and programmatic actions that may pertain to issues addressed in the section.

1.4 THRESHOLDS OF IMPACT SIGNIFICANCE

CEQA requires that environmental documents identify and focus on the *potentially significant* effects of a project proposal. A significant effect is one that may or will cause "a substantial or potentially substantial adverse change in any of the physical conditions within the area affected" by a project (CEQA Guidelines §15382). The determination of whether an impact is significant is based on a number of factors, including 1) criteria offered by the Lead Agency, responsible agencies or other entities, 2) criteria provided in the CEQA guidelines, and 3) evidence provided by factual materials and expert opinion (Guidelines §15064).

Where a lead agency provides thresholds of significance, CEQA requires that such thresholds be adopted by ordinance, resolution, rule or regulation, and developed through a public review process, and supported by substantial evidence.

(CEQA §15064.7) Mono County has not formally adopted thresholds of significance (some examples of thresholds are, however, listed in the Mono County General Plan). This EIR relies on thresholds established by the State Clearinghouse and provided in the Environmental Checklist Form,¹ as modified to reflect issues of concern identified through the Notice of EIR Preparation and public scoping meeting. Each section of the environmental analysis specifies the thresholds used to determine the significance of potential impacts.

1.5 IMPACT ANALYSES AND STATEWIDE SIGNIFICANCE

Potential environmental impacts refer to issues identified in the NOP as well as issues raised by the County, the public, responsible and trustee agencies, and other entities. In this Draft EIR, the focus is on potential adverse effects that are clearly produced by the *RTP*, the *General Plan Elements*, and/or the related planning initiatives, and may cause a substantial change in the project study area. Notations are provided where a potential effect is found too speculative for evaluation, or where the potential effect would be positive or where the potential effect is found not to be significant.

The proposed project meets at least one CEQA criterion for projects of Statewide, Regional or Areawide Significance: “A *proposed local general plan, element, or amendment thereof for which an EIR was prepared.*” (CEQA §15206) Consequently, this EIR will be transmitted to the State Clearinghouse as part of the *Draft EIR* public review process.

1.6 MITIGATION MONITORING AND REPORTING; CODE REQUIREMENTS

This EIR identifies in Appendix D all of the proposed goals, policies and actions that would serve to reduce or avoid potentially significant effects. In some instances, supplemental mitigation measures are also recommended for consideration by the County. All mitigating policies and recommended mitigation measures are summarized in the Mitigation Monitoring and Reporting Program provided in EIR §10.

In addition to the mitigation measures contained in this EIR, the project would be subject to a wide range of California Building Standards, Code requirements, and standard conditions of approval required by the County or other agencies (for example, energy conservation measures required in Title 24, etc.). These mandatory requirements do not conform to the strict definition of a mitigation measure. Standard conditions and requirements are not generally incorporated as specific mitigation measures into this EIR.

¹ 2004 CEQA Statutes & Guidelines, Appendix G, Environmental Checklist Form.

MONO COUNTY RTP/GENERAL PLAN UPDATE DRAFT EIR



SECTION 2.0

EXECUTIVE SUMMARY

2.0 PURPOSES OF THIS DRAFT EIR

The County of Mono, as Lead Agency, determined that the 2015 *RTP/General Plan Update* is a 'project' as defined in the CEQA Guidelines, and requires the preparation of an EIR. In compliance with CEQA, this Draft EIR has been prepared to analyze the potential environmental effects associated with implementation of the project. The EIR has been prepared to fully inform decision-makers in the county, responsible and trustee agencies, interested organizations and the general public of the potential environmental consequences associated with approval and implementation of the Draft *RTP/General Plan Update*. A detailed description of the proposed project, including the project setting, project components and characteristics, project objectives, discretionary actions, and how the EIR will be used, is provided in EIR §3.0 (Project Description).

2.1 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses the full range of potentially significant environmental impacts associated with the proposed *RTP/General Plan Update* that are known to the county, were raised in comments on the Notice of EIR Preparation (NOP) scoping process, or were raised during preparation of the Draft EIR. During the NOP process, three comment letters were received from interested agencies (Lahontan Regional Water Quality Control Board, California Department of Parks and Recreation, and California Department of Transportation). The comments are summarized in EIR §1.0 (Introduction) and provided in EIR Appendix B. Significant effects identified in this EIR include impacts pertaining to biological resources, soils and geology, health and safety hazards, cultural resources, hydrology, recreation, aesthetics, and public services. Although the residents and communities of Mono County hold a wide range of goals for long-range planning (as identified throughout this EIR), the *RTP/General Plan Update* has been a community-based process, and there are no known unresolved issues or areas of controversy at the time of this Draft EIR release for public review.

2.2 ALTERNATIVES TO THE PROPOSED PROJECT

The CEQA Guidelines require that an EIR describe a reasonable range of alternatives to the project or to the location of the project that would reduce or avoid significant impacts, and that could feasibly accomplish the basic objectives of the proposed project. EIR §6 (Alternatives) identifies two alternatives that were rejected from detailed consideration (one pertaining to water reclamation, and one pertaining to transportation) as well as three alternatives that were analyzed and compared to the project as proposed, including:

- Alternative 1: No Project Alternative. Under Alternative 1, the County would not adopt the Draft *RTP/General Plan Update*. The existing 2001 Mono County *General Plan* (all elements) and the 2008 RTP (with 2013 updates) would continue to be implemented as at present, and no changes or other planning initiatives would occur until subsequent proposals are formulated, evaluated under CEQA, and considered for approval by the Mono County Board of Supervisors and other responsible and trustee agencies.
- Alternative 2: Compact Development Alternative. Both the existing and the proposed *RTP/General Plan Update* reflect a long-standing priority of Mono County to direct growth to existing communities. Opportunities remain

that would enable this goal to be more fully realized. Alternative 2 considers a series of steps that would curtail development outside of community areas through increased minimum acreage requirements for subdivisions, agricultural lands and other similar uses, and through higher development density allocations within defined community boundaries.

- Alternative 3: Proactive Resource and Biological Policy Alternative. During the course of the *RTP/General Plan* update, the county considered a wide range of potential policies for each of the General Plan Elements. The County ultimately recommended policies for each *General Plan Element* based on an assessment of their ability to feasibly achieve the stated project objectives. At the same time, it was recognized that some of the excluded policies had substantial merit, and warranted consideration. Alternative 3 presents and describes policies for resource efficiency and biological conservation that were considered and found meritorious but ultimately not recommended due to potential infeasibility.

EIR §6 provides, in Table 6-2, a comparative analysis of the proposed project and each of the three analyzed project alternatives. The comparison uses a numerical scoring system to assess how each alternative compares to the proposed project in terms of meeting project objectives and avoiding or minimizing potentially significant impacts. Scoring provided in Table 6-2 indicates that No Project Alternative would be least effective at meeting project objectives and least effective at avoiding or reducing significant effects. Alternative 2, the 'compact development alternative,' would be environmentally superior to the proposed project. Alternative 3 would also be environmentally superior to the proposed project, though to a lesser degree than Alternative 2. Alternatives 2 and 3 are not recommended at the present time, however, because the underlying concepts were not presented to the community RPACs for discussion during development of the draft General Plan and were not among the land use scenarios developed by the RPACs for consideration in the current update. This EIR recommends that the county present the concepts underlying Alternatives 2 and 3 for future discussion among RPAC and community planning groups. If the discussions indicate that these changes are broadly supported, it is recommended that the County incorporate the revisions in a future General Plan amendment.

2.3 SUMMARY OF IMPACTS AND MITIGATION MEASURES

This EIR focuses on the significant environmental effects of the proposed *RTP/General Plan Update*, in accordance with the CEQA Guidelines. The CEQA Guidelines defines a significant effect as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. A less than significant effect is one in which there is no long or short-term significant adverse change in environmental conditions. The environmental impacts of the proposed project, the impact level of significance prior to mitigation, the proposed mitigation measures to mitigate an impact, and the impact level of significance after mitigation are summarized in Table 2-1.

TABLE 2-1: Executive Summary of Project Impacts and Mitigation Measures			
ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURES	RESULTING LEVEL OF SIGNIFICANCE
§4.1 LAND USE AND PLANNING			
4.1(a) Physically divide an established community	Less than Significant	Mitigated to the greatest feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.1(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	Mitigated to the greatest feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
§4.2 REGIONAL TRANSPORTATION PLAN AND CIRCULATION			
4.2(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and all relevant components of the circulation system.	Less than Significant	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.2(b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures.	Less than Significant	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.2(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	No Impact	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	No Impact
4.2(d) Result in inadequate emergency access or design hazards.	Less than Significant	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.2(e) Conflict with adopted policies, plans, or programs for public transit, bicycle, parking/pedestrian facilities, or decrease safety or performance of such facilities.	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	No Impact

§4.3 AIR QUALITY, CLIMATE CHANGE, GHG EMISSIONS			
4.3(a) Conflicts with or obstructs implementation of the air quality plan or results in a cumulatively considerable net increase of a criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.3(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.3(c) Exposes sensitive receptors to substantial pollutant concentrations.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.3(d) Creates objectionable odors affecting a substantial number of people.	Less than Significant	<p>Impacts reduced through RTP/General Plan Policies and Actions. Supplemental recommended mitigations include:</p> <ol style="list-style-type: none"> 1. <i>Among the critical next steps for consideration of a biomass facility at Mammoth Mountain garage, it is recommended that the county work with the biomass team to develop a tight management plan for on-site wood chip storage and handling as a way to avoid serious odor problems and spontaneous wood pile combustion.</i> 2. <i>As one of the critical next steps, it is recommended that the county work with the biomass team to determine the distance and locational relationship between the garage site and nearby residences (or other potentially sensitive uses) with the specific goal of verifying that the distances and conditions (wind, access, noise) are not conducive to future neighborhood complaints about odors.</i> 	Less than Significant
4.3(e) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
§4.4 BIOLOGICAL RESOURCES			
4.4(a) Have a substantial adverse effect, directly or through habitat modifications, on a candidate, sensitive, or special status species as identified in local or regional plans, policies, regulations, or by CDFW or USFWS?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable

4.4(b) Have a substantial adverse effect on a riparian habitat or sensitive natural plant community identified in local/regional policies, regulations, by CDFW or USFWS?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.4(c) Have a substantial adverse effect on federally protected wetlands as per Clean Water Act §404 (marsh, vernal pool, coastal, etc.) through removal, filling, hydrological interruption, other means?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede use of native wildlife nurseries?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.4(f) Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan?	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	No Impact
§4.5. GEOLOGY, SOILS, MINERALS			
4.5(a) Expose people or structures to potential substantial adverse effects involving: i) Rupture of a known Alquist-Priolo earthquake fault as delineated by the State Geologist or based on other substantial evidence? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.5(b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.5(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, or be located on expansive soil creating substantial risks to life or property?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.5(d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant

4.5(e) Result in the loss of availability of a known mineral resource or an identified locally important mineral resource that would be of value to the region and to residents of the state of California?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
§4.5. PUBLIC HEALTH & SAFETY, HAZARDS, HAZARDOUS MATERIALS			
4.6(a) Create a hazard to the public or environment through routine transport, use or disposal of hazardous materials, or release of hazardous materials into the environment, including within 1/4 mile of a school?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.6(b) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to CGC §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.6(c) Create a safety hazard for people residing or working in an area located in an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport or private airstrip?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.6(d) Impair implementation of or physically interfere with an adopted emergency response or evacuation plan?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.6(e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.6(f) Expose people or structures to significant risk of avalanche, landslides, destructive storms or winds, rockfall or volcanic activity?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
§4.7. CULTURAL RESOURCES			
4.7(a) Cause a substantial adverse change in the significance of a prehistorical or historical resource?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.7(b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.7(c) Disturb any human remains or sacred lands, including those interred outside of formal cemeteries?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
§4.8. HYDROLOGY, FLOODING, WATER QUALITY, WATER SUPPLY			

4.8(a) Violate any water quality standards?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.8(b) Violate wastewater treatment or discharge requirements or require new wastewater treatment facilities?	Potentially Significant	Impacts reduced through RTP/General Plan Policies and Actions. Supplemental recommended mitigation includes: <i>1. It is recommended that the County formalize policies consistent with LRWQCB recommendations for controlling the problems associated with septic systems including (a) reevaluate and update the adequacy of existing local regulations for installation and maintenance of septic systems, including applicable criteria from Basin Plan Appendix C; (b) continue to limit the use of septic systems on small-lot, higher density developments; (c) encourage alternative waste treatment systems; (d) encourage & support funding for wastewater treatment plants in outlying areas where water quality problems and/or population density require wastewater collection and treatment.</i>	Significant and Unavoidable
4.8(c) Have insufficient groundwater or surface water supplies to sustainably serve General Plan land uses from existing entitlements, facilities and resources?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.8(d) Alter existing drainage patterns causing substantial erosion, siltation, flooding, polluted runoff?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.8(e) Place housing or structures in a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.8(f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.8(g) Expose people or structures to inundation by seiche, tsunami, or mudflow?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
§4.9. RECREATION			
4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant

physical deterioration of the facility would occur or be accelerated?			
4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
§4.10. AESTHETICS, LIGHT & GLARE, SCENIC RESOURCES			
4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
§4.11. AGRICULTURE, FORESTS, CONSERVATION			
4.11(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, or conflict with existing zoning for agricultural use, or a Williamson Act contract?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.11(b) Conflict with existing zoning for, or cause rezoning of, forest land or result in the loss of forest land or conversion of forest land to non-forest use?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
§4.12. POPULATION AND HOUSING			
4.12(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	No Impact
4.12(b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	No Impact
§4.13. PUBLIC SERVICES AND UTILITIES			
4.13(a) Create a need for new or modified governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable

public services: Police protection, Schools, Other public facilities, services and utilities?			
4.13(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.13(c) Be served by a landfill with insufficient permitted capacity to accommodate the project’s solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
§4.14. NOISE			
4.14(a) Expose persons to or cause a permanent or temporary significant increase in ambient noise levels or result in noise levels exceeding standards set by the general plan or noise ordinance or other applicable standards.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.14(b) Expose persons to or generate excessive groundborne vibration or groundborne noise levels.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.14(c) Expose people residing or working in the project area to excessive noise levels for a project located in an airport land use plan or (where such a plan has not been adopted) within two miles of a public airport or public use airport or a private airstrip.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
OTHER CEQA TOPICS			
Cumulative Impacts on Agriculture associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Aesthetic and Scenic Values associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Biological Resources associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Cultural Resources associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for	To be determined through future EIR

		Walker River Water Transfer Project Proposal.	
Cumulative Impacts on Hydrology and Water Quality associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Land Use and Planning Associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Recreation Associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts associated with Water Reclamation	Potentially Significant and Adverse	No Water Reclamation projects proposed at this time.	To be determined through CEQA analysis when and if proposed.
Cumulative Impacts associated with Landfill Closure	Potentially Significant and Adverse	Will be mitigated to extent feasible through measures proposed in EIR for Benton Regional Landfill Closure and Replacement Project.	To be determined through CEQA analysis when replacement site is proposed.

MONO COUNTY GENERAL PLAN DRAFT EIR



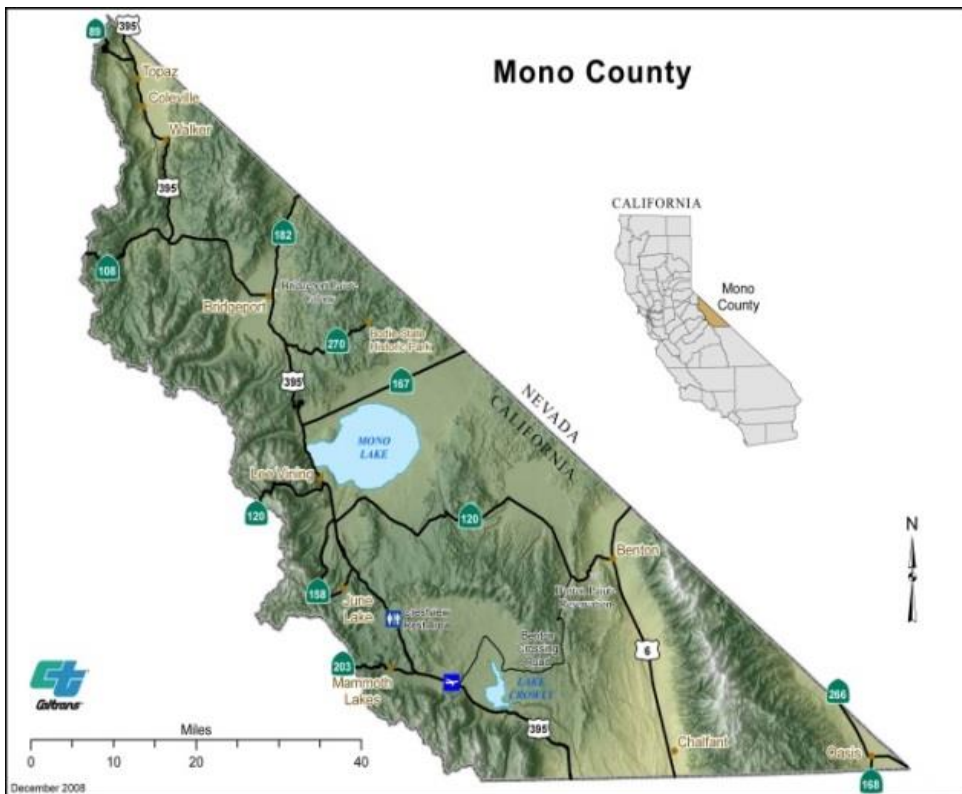
SECTION 3.0

PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

The proposed update to the *Regional Transportation Plan* (hereafter referred to as the RTP) and the *Mono County General Plan* involves plans, activities and policies that may impact lands throughout the 3,132-square mile area of Mono County, which is located on the eastern slopes of the Sierra Nevada mountain range in the central portion of the state of California. As shown in the inset figure below, the county is relatively long (108 miles at the longest point) and narrow (with an average width of only 38 miles) with an extensive boundary along the Nevada state line. The County seat is located in Bridgeport, and the only incorporated town in Mono County is Mammoth Lakes, where 57% of the county population lives.

Figure 3-1: Regional Location Map



The remainder of the population lives in a number of small communities scattered throughout the county, principally in the communities of Topaz, Coleville, Walker, Bridgeport, Mono City, Lee Vining, June Lake, Long Valley, McGee Creek, Hilton Creek/Crowley Lake, Aspen Springs, Sunny Slopes, Wheeler Crest/ Swall Meadows, Paradise (all of which are located along the base of the Sierra), communities along the western flank of the White Mountains including Benton, Chalfant, Hammil Valley; and Oasis (located on the eastern flank of the White Mountains).

Mono County is among the least populous of California counties, with a 2010 Census of 14,202 residents. Human use and development have been and continue to be limited by the fact that approximately 94% of the county land area is in public ownership (including lands owned by the City of Los Angeles) and by the county's remote location and limited access with only one highway

(US 395) providing north-south access and three highways (US 6 and State Routes (SR) 167 and 182) providing access into Nevada. There are no routes providing direct access to the western part of the state during normal winter months, although SRs 89, 108 and 120 provide seasonal summer access from US 395 over the Sierra Nevada. The Project Study Area encompasses the entirety of unincorporated Mono County, as depicted in Figures 3-1 (Regional Location) and Figure 3-2 (Mono County boundaries and communities, shown below). Where relevant, discussion also includes lands within the incorporated Town of Mammoth Lakes. Existing and proposed *General Plan Land Use Element* maps are available online at: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.



FIGURE 3-2: Mono County Boundaries and Communities

3.2. PROJECT OBJECTIVES

CEQA §15124 requires that each EIR provide a clear statement of the underlying purpose and objectives of the proposed project. The objectives facilitate development of a reasonable range of alternatives, and also aid in the preparation of findings and a statement of overriding considerations, where required. Objectives of the proposed *RTP/General Plan Update* are listed below:

- Update the General Plan and RTP and Provide Long-Term Planning Guidance: Provide updates that are consistent with the Mono County vision and goals, and provide the County with long-term planning guidance in the form of specific objectives, policies, goals and programs that balance employment, housing, public services, economic growth, and recreational opportunities with the need to protect and maintain the county's environmental resources. Ensure that the updates address changes in circumstances, community priorities, and new requirements of law.
- Respect Community Preferences and Private Property Rights: Ensure that the RTP/General Plan and related planning efforts respect private property rights as well as the short- and long- term planning goals and objectives developed and recommended by the Mono County Planning Commission, Regional Planning Advisory Committees and communities. Within that framework, reflect the regional goals developed in collaboration with landowners, responsible and trustee agencies, regional planning partners, businesses and other stakeholders. Adopt policies and undertake programs that combine innovative planning and sound science with the values of Mono County residents to achieve a sustainable future.
- Protect the Outstanding Scenic, Recreational and Environmental Resources of Mono County: Consistent with the Vision of the Mono County General Plan, protect the outstanding scenic, biological and recreational values, and rural character of Mono County through environmentally responsible resource management, thorough analysis of potential impacts and alternatives and cumulative effects associated with the proposed RTP/General Plan Update and related planning initiatives, and cost-effective allocation of available funds.
- Facilitate Streamlining and Tiering of Future CEQA Documents and Provide Incentives for General Plan Compliance: Facilitate tiering of environmental documents to streamline CEQA compliance for future projects that conform to policies of the updated RTP and General Plan, consistent with the provisions of CEQA §15168(d). Encourage and support tiering as a means to reduce the cost and redundancy of CEQA compliance in Mono County while safeguarding environmental resources and encouraging projects that conform to the General Plan.
- Strengthen County Infrastructure: Incorporate policies that provide for sound and forward-looking development, management, and maintenance of capital facilities, communications facilities, and community services.
- Promote Resource Efficiency: The objective to achieve and maintain resource efficiency is an integral part of the proposed project, as expressed in policies and actions proposed for numerous elements of the RTP/General Plan Update. Additional specific objectives are to reduce GHG emissions by a) adopting a GHG reduction goal consistent with AB 32, b) developing estimates of feasible GHG reductions, c) integrating feasible measures into the updated General Plan as a set of adopted policies and specific actions, and d) complying with CEQA Guidelines §15183 to facilitate the assessment of future projects' compliance with adopted GHG policies and actions.
- Strengthen the Mono County Economy and Support Vibrant Rural Communities: As part of the current planning effort, the County has prepared an Economic Development Strategy that is intended to strengthen and enhance job opportunities and economic conditions throughout Mono County, and the initial principles and strategies are incorporated into the General Plan. As with many other project elements, the strategic plan includes strong provisions for multi-jurisdictional collaboration.

3-3 PROJECT BACKGROUND

The County last completed a comprehensive General Plan Update in 1993, along with a Final EIR and a separate Master Environmental Assessment (MEA). The MEA was prepared as a stand-alone document to streamline preparation of future environmental reviews and to facilitate periodic revisions apart from the formal General Plan amendment process.

In 2000, the County updated its General Plan Land Use Element. The revisions focused on three key goals: to integrate the zoning and development code into the General Plan, to amend the Land Use Plan accordingly, and to upgrade Land Use maps to provide greater detail for all areas of the county. As part of these revisions, the County prepared a new EIR (showing the same impacts and mitigations as identified in the 1993 EIR) and also updated its MEA. The 2001 MEA contained reformatted text and extensive updates to the environmental baseline data. The MEA was again updated informally by County staff during 2009-2010 in preparation for this *Mono County RTP/General Plan* project.

3-4 SCOPE OF THE RTP/GENERAL PLAN UPDATE

3-4.1 GENERAL PLAN ELEMENTS

The Mono County *RTP/General Plan Update* is a comprehensive and overarching policy document that will guide policy decisions throughout the 3,132-square mile planning area over the coming years. The current Mono County General Plan update addresses all seven of the mandatory General Plan Elements, as summarized below:

Land Use Element: The Land Use Element addresses all land use issues through a set of coherent development policies. The element describes the type and intensity of development that may occur, and contains specific policies for each of the community planning areas. The Land Use Element serves as the basis for determining service requirements, including plans for County roads, water and sewer, schools, and police and fire protection services. It is the determining factor for the future transportation system, as well as future noise compatibility issues. The proposed Land Use Element update would: a) clarify some land use designations and associated development standards, b) incorporate area plan policies and provide a summary of policies from adopted specific plans, c) include changes, regulations and policies to respond to new state law requirements, and d) provide forecasts for projected and ultimate development utilizing refined assumptions and recently developed countywide GIS mapping tools. Land Use Maps are available on line at: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

Circulation Element/Regional Transportation Plan. Since the 1980s, the County has used the RTP (prepared by the Local Transportation Commission) as its Circulation Element. The Circulation Element describes streets and roads, highways, transit services, bicycle/pedestrian facilities, and other transportation services and facilities throughout the county and the planning area. This element also provides a plan for the future transportation, transit, and bicycle/pedestrian services and facilities necessary to accommodate and serve future development based on uses envisioned in the Land Use Element. A cornerstone goal of the current update is to ensure that the Element addresses infrastructure policies related to capital facilities and communications, infrastructure, and community services. The current Circulation Element update incorporates new communications policies and new policies on facilities, and draws on information from recently completed and ongoing Municipal Service Reviews prepared by the Local Agency Formation Commission (LAFCO).

Conservation/Open Space Element: This element describes how the County will manage open space lands to preserve natural resources, resource production, outdoor recreation, and public health and safety. Policies address a wide range of resources: biological, hydrological, agricultural, mineral, energy, scenic, cultural, air quality, public health and timber. Resource information updates in this 2015 element focus on policies addressing energy, resource efficiency for greenhouse gas emission reductions, and integrated regional water management in the planning area. The update also includes new policies to comply with the Endangered Species Act (ESA), with particular emphasis on habitat assessments and mitigation policies to aid in avoiding the listing of additional species, particularly in areas where growth is expected to occur based on the *General Plan Land Use Element*.

Safety Element: The Safety Element identifies emergency preparedness and special development requirements as needed to safeguard areas subject to natural hazards. The natural hazards are defined as "*any reasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding, and wildland and urban fires*" (CGC §65302). The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocations from those hazards to the least practical amount. The Safety Element is prepared and implemented in coordination with the plans and actions of other local, state, and federal agencies. The Mono County Safety Element addresses fire hazards, flood hazards including flooding and dam failure, geologic hazards (landslides, seismic hazards and volcanic hazards), severe weather hazards, and emergency response. The current Safety Element update incorporates a multi-hazard mitigation plan update and new standards consistent with Fire Safe Rule 1270 (Fire Safe Regulations) and in keeping with requirements of the Disaster Mitigation Act of 2000 which is administered by the Federal Emergency Management Agency (FEMA). Mitigation

planning under this program is required to qualify for disaster assistance. Note that airport safety hazards are addressed in the *Draft Land Use Element*.

Noise Element: The Noise Element is used to guide decisions regarding land use and the location of roads and facilities that are the most common sources of excessive noise levels. The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels through land use planning and policies that integrate noise compatibility as a part of future land use decisions. The current Noise Element update includes new noise measurements, corresponding policy adjustments, and an update to the implementing Noise Ordinance.

Hazardous Waste Management Element: As part of the current update, the County has folded the Hazardous Waste Management Element into the Integrated Waste Management Plan (see Related Planning Initiatives, below) to achieve a more comprehensive waste management program.

Housing Element: In compliance with State requirements, the County adopted the most recent Housing Element update and CEQA analysis during 2014. The updated Housing Element outlines six key strategies, with accompanying policies and programs, to fulfill the County's identified Regional Housing Need for 46 additional housing units to meet the needs of extremely low, very low, low, moderate and above-moderate-income residents for the period 2014-2019:

- Plan for adequate sites and facilities to support future housing needs;
- Pursue creative, economical and sustainable ways to house low- and moderate-income groups;
- Increase housing opportunities countywide, particularly in community areas, by limiting governmental constraints on housing development;
- Use conservation and rehabilitation to ensure the supply of safe, decent, sound housing for all residents;
- Promote equal housing opportunities for all persons, and
- Preserve low-income and/or employee housing that is at risk of conversion to market rates.

EIR §4.14 (Population and Housing) summarizes key findings, goals and policies from the 2014 Housing Element. The adopted Housing Element has also been referenced and integrated where appropriate with other elements (such as the Land Use Element build-out calculations).

3.4.2 RELATED PLANNING INITIATIVES

In tandem with the *RTP/General Plan Update*, Mono County and other agencies have also undertaken (or will undertake) a series of planning initiatives to enhance the quality of life for residents and visitors throughout and beyond Mono County. The *RTP/General Plan Update* proposes to incorporate relevant information and conclusions from these initiatives, including planning goals and policies where applicable. Note that the *Food Systems Study*, identified in the NOP as a project component, has since been placed on hold although some of the intended community food policies have been incorporated into the larger General Plan with a focus on healthy communities and food choices. The additional planning initiatives include:

Integrated Waste Management Plan: The County has integrated its Hazardous Waste Management Element into the more comprehensive Integrated Waste Management Plan (IWMP). The IWMP includes a *Household Hazardous Waste Element (HHWE)* to ensure the safe collection, recycling, treatment, and disposal of hazardous wastes that are generated by households; a *Countywide Siting Element (CSE)* that monitors landfill capacity, ensures that capacity does not fall below 15 years, and sets guidelines for the siting of new disposal facilities; and a *Non-Disposal Facility Element (NDFE)* that is used with the Siting Element to establish or expand non-disposal solid waste facilities such as transfer stations and recycling centers. The IWMP incorporates improvements in recycling and waste reduction, and reviews options for waste disposal after the closure of the regional Benton Crossing Landfill. There is a fourth element to the IWMP, the *Source Reduction and Recycling Element* (designed to reduce waste loads), that is updated annually and is not part of the current *RTP/General Plan Update*.

Biomass Utilization Study: The 2014 Biomass Feasibility Study was prepared by TSS Consultants under the aegis of the Eastside Biomass Project Team, a consortium of representatives from the Bureau of Land Management (BLM), GC

Forest Products Inc., Inyo National Forest, Mammoth Lakes Fire Protection District, Mammoth Mountain Ski Area, Mono County, Sierra Nevada Conservancy, and the Town of Mammoth Lakes, with technical assistance from the Great Basin Unified Air Pollution Control District and Southern California Edison. The study goal was to evaluate the viability of siting a bioenergy facility in the central Mono County and Mammoth Lakes area using sustainably-available forest biomass sourced as a byproduct of forest management and fuels treatment programs. The study considered seven sites for locating a combined heat and power facility, and 7 sites for a biomass thermal project. Information from this study (which concluded that only thermal-only biomass utilization would be feasible due to sustainable supply requirements) were used to update energy, forest health, and fire hazard policies in the General Plan.

County Facilities and Community Services Infrastructure: This effort adds long-term planning goals and policies related to capital improvement projects, service infrastructure, and communication facilities, as well as enhanced long-term project planning coordination.

Parking Standards Study: Downtown parking standards have been revised and adopted for various Mono County communities. The revised parking standards are part of the RTP planning effort as well as the Scenic Byways and Main Street Revitalization efforts, and regulated via the Land Use Element.

Scenic Byways Plan: The County intends to apply for a federal 'scenic byway' designation for US 395. The Scenic Byways Plan is currently under development, and relevant information has been incorporated into the *RTP/General Plan Update*. Once completed, the Scenic Byways Plan will support the forthcoming application, and will address a corridor "brand," a catalogue of scenic values, community design themes, regional and community stories highlighting local character, and Main Street Revitalization efforts as described more fully below.

Main Street Revitalization Efforts: Main streets in most Mono County communities are also state highways, and must serve the needs of regional mobility as well as local safety and community values. The Main Street revitalization efforts focus on innovative community-specific improvements to achieve complete streets, walkable communities, and support local communities. Main Street goals and policies will complement the Scenic Byway planning effort and build upon the 2013 *Main Street Revitalization Plan for U.S. 395 Through Bridgeport*.

Character Inventory and Design Guidelines: The voluntary Main Street design handbook recently developed for Bridgeport has been well-received, and similar design handbooks were developed for other Main Streets in tandem with the Scenic Byways Plan noted above. These handbooks have been incorporated into the General Plan in the Design Guidelines appendix.

Countywide Trails and Bike Planning: Trail planning is a long-standing priority for Mono County. The RTP and General Plan include updated discussion of ongoing plans and progress in recent years including a conceptual 350-mile Eastern Sierra Regional Trail from Topaz Lake to Round Valley, community efforts to create a gateway trail connecting Lee Vining to Yosemite National Park, and numerous local community efforts, such as the June Lake Trails Committee. A Trails Plan and Bicycle Transportation Plan have been incorporated into the RTP as appendices.

Resource Efficiency and GHG Reduction Plan: As noted in §3.6.4 above, the new Resource Efficiency Plan (REP) is integrated into the General Plan to set forth Mono County's goals, policies and actions to reduce greenhouse gas emissions. This plan functions in the same manner as a Climate Action Plan, but focuses more specifically on reduced Greenhouse Gas (GHG) emissions consistent with CEQA §15183.5. The County's main goals are to meet CEQA requirements for the RTP and General Plan updates, provide a GHG analysis and mitigation measures sufficient to enable tiering and CEQA streamlining, and identify and prioritize effective GHG reduction measures. County goals for reducing GHG emissions apply to all unincorporated areas of Mono County that are under the County's land use authority, as well as all County-owned or County-operated facilities and services, whether they are in the incorporated Town of Mammoth Lakes or in the unincorporated area. The REP was prepared as a stand-alone document fulfilling the requirements for a Plan for the Reduction of Greenhouse Gas Emissions identified in State CEQA Guidelines §15183.5. The policies and actions identified in the REP have been incorporated within the General Plan Land Use Element, Circulation Element, and Conservation/Open Space Element.

Landownership Adjustment Project: The County has completed a multi-agency landownership adjustment review to identify land tenure adjustment opportunities that best balance community needs, private property rights, land agency missions, and protection of critical land and water resources. The *January 2012 Landownership Adjustment Project* was funded by the Sierra Nevada Conservancy and conducted with the efforts of an Advisory Committee including BLM, US Forest Service, Mono and Inyo counties, local citizens and the Sierra Business Council. The project had four primary goals:

- Conduct an inventory of all potential agency lands available for disposal and identified for acquisition, and create a GIS database;
- Disseminate information pertaining to land-disposal policies, constraints and opportunities, and make the GIS land inventory accessible to the public;
- Conduct public workshops to identify community needs that could be addressed through the project, and identify potential landownership adjustments; and
- Based on the land inventory and community input, work collaboratively to facilitate mutually beneficial landownership adjustments and institutionalize policies to guide future efforts.

The current General Plan update incorporates policy changes recommended in the landownership adjustment review, including high-level blueprint directives as discussed below.

Blueprint Plan:¹ Regional Blueprints are collaborative planning processes that engage residents in articulating a vision for the long-term future of their region. The vision is developed from residents' values and priorities, and draws on advanced GIS modeling and visualization tools that illustrate the impacts associated with various growth and planning decisions. Because of landownership constraints in Mono County, the Landownership Adjustment Project served as growth scenario modeling with recommendations for consolidating agency lands and directing growth toward existing communities serving as the preferred growth scenario to guide regional and local land use and transportation decisions.

Economic Development Strategy: The county Economic Development Strategy consists of policies to strengthen and enhance job opportunities and economic conditions throughout Mono County. The effects of the recent recession have significantly impacted Mono County residents as well as others in the state and nation. Effects have included record unemployment, sizable budget shortfalls, and downturns across the major industries. The problems have continued well past the technical end of the recession, and are not yet fully resolved; the County's response to past downturn and recovery cycles has tended to lag the state and nation by a couple to several years. To support Mono County residents, the Economic Development Strategy Element identifies nine central strategies for enhancing the local economy, each with specific action items. Central strategy components include:

- Make Economic Development a Decision-Making Priority;
- Expand Tourism and Marketing;
- Integrate Digital 395 (D395) Strategies into Local Communities;
- Develop a US 395 Corridor Management Plan;
- Facilitate Small Business Education and Training;
- Create a Networking Environment;
- Continue to streamline the County's permitting process and review ways to simplify the approval process;
- Buy Local and Develop Regional Food Systems; and
- Develop Targeted Approach to Attracting Businesses to Mono County.

Though economic impacts are not a required part of the environmental review process, this EIR provides a summary overview of the EDE as part of the analysis contained in §7.1, Growth and Economic Effects.

Biological Conservation Policies: The Open Space/Conservation Element has been updated with biological conservation policies and mitigation strategies based on results of focused habitat reviews in selected areas of the

¹ Caltrans website: <http://calblueprint.dot.ca.gov/>.

county, and specific guidance provided for mitigating impacts to the Bi-State sage grouse, deer herds, Yosemite toad and Sierra Nevada yellow-legged frog.

Watershed Plans: Mono County is one of 30 members of the Inyo-Mono Integrated Regional Water Management Program (IRWMP), part of a larger effort to enhance water management statewide. IRWMP projects are funded through grants from the Proposition 84 Stormwater Grant Program and must be used to reduce and prevent stormwater contamination of rivers, lakes and streams. Watershed plans have been prepared for the East Walker and West Walker basins, and are forthcoming for the Upper Owens & Mono Watershed basins; General Plan policies and goals have been proposed to implement IRWMP objectives and management strategies, as reviewed in this EIR.

Grading Regulations: Mono County Code §13.08.060 and 13.08.160 require the use of standard grading specifications in grading permits, and provide a streamlined permitting process to allow ministerial permit approval for complying projects. Policies in the *Draft Open Space and Conservation Element* support use of updated Low Impact Development (LID) strategies that reduce impacts to watershed that are associated with development.

Repeal of the Conway Ranch Specific Plan: The Conway Ranch Specific Plan was adopted in 1990 but rendered null and void by property restrictions imposed during public acquisitions. The General Plan update includes new use designations and policies that reflect the current restrictions and intent.

3.4.3 RTP & GENERAL PLAN REVIEW, UPDATE & FORECAST PERIODS

Many of the project components reviewed above have a time frame for projecting future conditions, and some components also have a fixed schedule for later reviews and updates. The *RTP* is reviewed and updated every four years, per State requirements. The *Housing Element* is reviewed and updated every eight years, also in compliance with State requirements. The *Resource Efficiency Plan* has two forecast horizons (2020 and 2035), and the County has established a goal to update the *Resource Efficiency Plan* every five years. Neither the State nor the County has a fixed requirement for updates to the other elements of the General Plan, and the County has not identified a specific date for 'buildout' of the General Plan. The remaining planning initiatives are undertaken and updated if and as determined by the County.

3.4.4 PROJECT PURPOSE AND INTENT

General Plan Goals and Policies: California Government Code (hereafter referred to as CGC) §65301(c) and §65302 require that a General Plan must address specified provisions for seven mandatory elements (land use, circulation, housing, conservation, open space, noise and safety) to the extent each of these provisions is locally relevant. Further, each of the required General Plan elements "*shall consist of a statement of development policies and shall include...text setting forth objectives, principles, standards and plan proposals.*" The 2003 General Plan Guidelines issued by the Governor's Office of Planning and Research (OPR) indicate that individual counties and cities have considerable flexibility in organizing the required text. The Guidelines state that although the term "Goal" is not used in the legislation describing General Plan requirements, many jurisdictions (including Mono County) do incorporate goals, noting that this process often occurs as an initial step leading to the identification of more-specific objectives later in the process. The 2003 Guidelines offer the following definitions for use of these terms:

- **Objective:** An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.
- **Goal:** A goal is a general direction setter...an ideal future end. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time dependent.
- **Policy:** A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a General Plan's objectives. A policy is carried out by implementation measures. For a policy to be useful as a guide to action it must be clear and unambiguous.

The 2003 General Plan Guidelines additionally state that "while the terms 'goals' and 'objective' are used interchangeably in some general plans, many plans differentiate between broad, unquantifiable goals and specific objectives. Either approach is allowable, as flexibility is a characteristic of the general plan." Mono County uses the term "goal" to represent far-reaching purposes and aims, supported by more narrowly defined objectives and specific policies and actions.

Regional Transportation Plan: CGC §65080 et seq. requires agencies to prepare an RTP, and to update the RTP at least every four years. The California Transportation Commission (CTC) encourages all areas to follow the federally mandated comprehensive planning process in order to develop uniform plans statewide. The purpose of an RTP is to:

- Provide a clear, realistic and feasible vision of the regional transportation goals, policies, objectives and strategies;
- Assess current modes of transportation and the potential for new travel options in the region;
- Project/estimate the future needs for travel and goods movement;
- Identify and document specific actions to address the mobility and accessibility needs;
- Guide and document public policy decisions regarding transportation expenditures and financing;
 - Identify needed transportation improvements in sufficient detail to support development of the Federal Transportation Improvement Program (FTIP) and Interregional Transportation Improvement Program (ITIP);
 - Facilitate the integration of NEPA/404 process decisions;
 - Identify project purposes and need;
- Demonstrate the effectiveness of transportation improvement projects in meeting the goals of MAP-21 (Moving Ahead for Progress in the 21st Century);
- Promote consistency between the California Transportation Plan, the Regional Transportation Plan and local transportation plans;
- Provide a forum for participation and cooperation, and facilitate partnerships for resolving regional transportation issues; and
- Involve the public, federal, state and local agencies, and local elected officials early in the transportation planning process.

3-5 EIR SCOPE AND INTENDED USES OF THIS EIR

3-5.1 INTENDED USES OF THIS EIR

All of the policies and actions recommended in the RTP/General Plan Update, and all of the related planning initiatives, are conceptual in nature. This Draft EIR presents information about future projects to the extent such information is currently available, but does not analyze the potential environmental effects of any individual projects that may in the future be proposed. Subsequent CEQA documentation will be required to implement specific projects arising from all RTP/General Plan updates and planning initiatives.

3-5.2 SCOPE OF THIS EIR

This EIR reviews and analyzes at a conceptual level of detail the policies and actions proposed in the *RTP/General Plan Update* and the related planning initiatives as identified and described in §3.4.1 and §3.4.2. These updated RTP and General Plan elements and related planning programs are collectively referred to as the "project" or "the proposed project." Table 3-1 identifies the section(s) in this EIR that evaluate each of the project elements.

TABLE 3-1: Where Project Elements are Addressed in EIR	
Title	EIR Section
GENERAL PLAN ELEMENTS	
Land Use Element	EIR §4.1, Land Use
RTP / Circulation Element	EIR §4.2, Transportation and Circulation
Safety Element	EIR §4.7, Human Health and Safety
Conservation/Open Space Element	EIR §4.11, Recreation

Noise Element	EIR §4.17, Noise
Hazardous Waste Management Element	EIR §4.18, Hazards & Hazardous Materials
Economic Development Element	EIR §7.1, Growth and Economic Impacts
Housing Element	EIR §4.14, Population and Housing
RELATED PLANNING INITIATIVES	
Land Ownership Adjustment Report	EIR §4.1, Land Use & Relevant Planning
Repeal of Conway Ranch Specific Plan	EIR §4.1, Land Use
Capital Facilities, Transportation Improvements	EIR §4.2, Transportation and Circulation
Parking Standards Studies	EIR §4.2, Transportation and Circulation
Main Street Revitalization Efforts	EIR §4.2, Transportation and Circulation
Character Inventory and Design Handbooks	EIR §4.2, Transportation and Circulation
Resource Efficiency Plan	EIR §4.3, Air Quality & GHG
Grading Regulations	EIR §4.5, Geology and Soils
Watershed Plans	EIR §4.8, Hydrology, Water Quality, Water Resources
Countywide Trails Planning	EIR §4.9, Recreation
Scenic Byways Plan	EIR §4.10, Aesthetics, Light & Glare
Food Systems Study	EIR §4.11, Agriculture & Forestry Resources
Integrated Waste Management Plan	EIR §4.13, Public Services & Utilities
Biomass Utilization Study	EIR §4.13, Public Services and Utilities

Following adoption of the updated General Plan & RTP by the Mono County Board of Supervisors, all subsequent activities and development within the unincorporated county will be subject to the policies set forth in the new General Plan and RTP. Most activities undertaken pursuant to the General Plan and RTP will also be subject to additional compliance and entitlement requirements including tentative map approval, design review approval, use permit approval and other discretionary actions.

3.5.1 CEQA COMPLIANCE FOR GENERAL PLAN/RTP UPDATE

This Draft EIR was prepared in accordance with and in fulfillment of the California Environmental Quality Act (CEQA) and the 2015 California CEQA Guidelines. As described in CEQA Guidelines §15121(a), “an environmental impact report (EIR) is a public informational document which will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.” CEQA requires that an EIR be prepared by the agency with primary responsibility over the approval of a project (the lead agency). This EIR has been prepared by the Mono County Community Development Department as Lead Agency for the proposed General Plan Update project and related planning initiatives. The Mono County Local Transportation Commission (LTC) will serve as a Responsible Agency with authority for consideration of this EIR and approval of the proposed *Regional Transportation Plan* (RTP). In fulfillment of its responsibility for approval of the RTP, the LTC has played an integral role in the development of both the RTP and this EIR, and has also contributed substantially to the funding of these efforts.²

As with other California public agencies, Mono County is charged with the duty to publicly consider the environmental impacts of activities that constitute ‘projects’ as defined by CEQA. The County has determined that the proposed Mono County *RTP/General Plan Update* and related planning initiatives do represent projects, as defined by CEQA, and are therefore subject to the requirement for environmental review. As part of the environmental review process, the County has an obligation to minimize or avoid potentially significant effects when it is feasible to do so based on applicable

² Staff of the Mono County Community Development Department also serves as staff of the Local Transportation Commission.

economic, environmental, legal, social and technological factors. Where such effects cannot feasibly be reduced to less-than-significant levels, the County must weigh and balance the environmental effects against economic and social factors before deciding whether to approve or deny the project proposal.

CEQA §15146 provides specific guidance for preparation of an EIR to evaluate the impacts of a proposed General Plan amendment:

"The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

(a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with great accuracy.

(b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow."

This EIR fulfills the County's obligation to publicly consider the environmental impacts of the proposed *RTP/General Plan Update*, including a full discussion of mitigating policies and actions, mitigation recommendations, and alternatives that may serve to lessen or avoid the significant adverse effects identified herein. The County will weigh potential effects against the relevant overriding factors (economic, environmental and social) as part of the Final EIR certification process.

This process and information enables environmental considerations to influence the development of the RTP/General Plan and related planning initiatives and policies, thereby ensuring that the County's planning activities and policies will reflect consideration of potential environmental impacts and incorporate means to lessen or avoid such impacts where feasible. The timing of the CEQA process is concurrent with the development and review of proposed changes to the Mono County RTP and General Plan. The County is synchronizing these parallel processes to optimize public participation and avoid unnecessary duplication of effort.

3-5.2 CEQA COMPLIANCE FOR SUBSEQUENT ACTIVITIES

Following adoption of the updated General Plan & RTP by the Mono County Board of Supervisors, all subsequent activities and development within the unincorporated county will be subject to the policies set forth in the new General Plan and RTP. In addition to General Plan and RTP compliance, a number of activities undertaken pursuant to the General Plan and RTP will be subject to additional review and entitlement requirements. These additional requirements may include approval of tentative maps, design review, use permits, variances, specific plan and area plan approvals, and approvals based on consistency with applicable Airport Land Use Plans. Subsequent CEQA documentation will be required to implement specific projects arising from future RTP/General Plan updates and planning initiatives; this General Plan EIR may be used in support of these (and other) subsequent activities, as briefly described below.

Area Plans: Area plans have the same regulatory authority as countywide land use policies, but offer additional refinement and guidance consistent with the needs of the particular community area addressed. An area plan must be consistent with the General Plan, but is not required to address all of the issues contained in the General Plan. Area plans have been developed for every major population center in Mono County, and are incorporated into the *Draft Land Use Element* as area-specific policies.

Specific Plans: A specific plan is a tool for the systematic implementation of the General Plan. Adoption of a specific plan is a legislative act, similar to adoption of a General Plan or zoning ordinance. Once adopted, the Specific Plan establishes a formal link between implementing policies of the general plan and the specific development proposal for a given area. California Government Code (CGC) §65450-§65457 requires that a Specific Plan must be consistent with the adopted General Plan as well as any applicable Airport Land Use Plan. In turn, all subsequent site subdivision, development, public works projects and zoning regulations must be consistent with provisions of the Specific Plan. Specific Plan documents describe the distribution, location and extent of land uses, essential facilities and utilities, the

standards and criteria by which development will proceed, and implementation measures including regulations, programs, public works projects and financing measures to carry out Specific Plan elements.

Airport Land Use Plans: Areas located adjacent to public airports are subject to compliance with Airport Land Use Plans (ALUPs). ALUPs set forth specific land use measures intended to protect public health, safety, and welfare by ensuring orderly expansion of the airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards in surrounding areas. An Airport Land Use Plan was adopted in 1986 by the Airport Land Use Commission for the Mammoth/June Lake Airport (renamed Mammoth Yosemite Airport), and Airport Land Use Plans have also been developed for the Lee Vining (2006) and Bridgeport airports (2006).

Tentative Parcel Maps and Subdivisions: A parcel map is required for the division of land into four or fewer parcels for the purpose of sale, lease, or financing. In Mono County, the Planning Commission reviews and makes determinations on tentative parcel maps following a public hearing during which the Commission receives input and comment. The Commission uses this input to set conditions and standards and to make findings as required by law. Once an applicant has complied with all tentative map conditions, the final map is brought before the Planning Commission for approval. In the case of tract maps, or divisions of land into greater than four parcels, the Board of Supervisors considers the recommendations of the Planning Commission in approving tentative and final maps.

Use Permits: A use permit (also known as 'conditional use permit') is a discretionary permit issued by the Planning Commission for land uses that are found to be in substantial compliance with applicable zoning and General Plan criteria under specific conditions. In Mono County, the Planning Commission reviews and makes determinations on use permits following a public hearing during which the Commission receives input and comment. The Commission uses this input to set conditions and standards and to make findings as required by law.

Variances: A variance is a grant of relief from the Land Development Regulations set forth in the Land Use Element that permits construction in a manner that would otherwise be prohibited. In Mono County, the Planning Commission reviews and makes determinations on variance requests, based on the standards set forth in *Land Use Element* Chapter 33 (Variance Procedures).

Design Review: The Mono County Design Guidelines assist property owners and project designers in fulfilling the County's goals for attaining high-quality development that reflects the unique character of Mono County and its communities. The guidelines do not dictate specific styles or themes, but rather provide flexible tools for creative and innovative design. Design review guidelines are used by the County as additional criteria for assessing land use permit applications including all single and multifamily residential, commercial, industrial, and public/institutional projects including additions, remodeling, relocation, and new construction. The county Design Guidelines identify eight central objectives:

- Respect Mono County's small-town scale and mountain/high desert setting;
- Use simple, clean forms that reflect the climate, the natural setting, and the county's remoteness;
- Articulate building forms and elevations to avoid 'boxiness' and create interesting roof lines, building shapes and patterns;
- Respect the county's natural features with designs that accommodate and enhance the project setting;
- Use landscaping to provide project amenities and screen parking, equipment and storage areas;
- Plan site access, parking and circulation in a logical, safe manner;
- Consider the design and placement of wayfinding signs early in the design process;
- Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site; and
- Incorporate sustainable development elements including green buildings, efficient and integrated design elements, use of durable local materials, operation of building systems at peak efficiency, and minimizing paved surfaces to preserve natural landscape materials and reduce runoff.

A formal Design Review District has been established for the Wheeler Crest community. Design Guidelines established for June Lake also require the June Lake Citizens Advisory Committee (JLCAC) to serve in a design review capacity on major projects on the June Lake Loop.

3-5-3 TIERING AND STREAMLINING

Another important intended use and purpose of this Mono County General Plan EIR is to facilitate 'tiering' to streamline CEQA compliance for future projects that conform to policies of the updated RTP and General Plan. The tiering concept allows later CEQA documents to incorporate and build upon, rather than repeat, the information contained in the RTP/General Plan EIR. CEQA §15152 provides a detailed outline of how and when the tiering process may be used to fulfill CEQA requirements for later projects, including tiering used in connection with a General Plan.

"(a) "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions... and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration...

(c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof...development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document...as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which (1) Were not examined as significant effects on the environment in the prior EIR; or (2) Are susceptible to substantial reduction or avoidance by... revisions in the project, by the imposition of conditions, or other means.

(e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of § 15070 are met...

(g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.

(h) ...Types of EIRs that may be used in a tiering situation... include, but are not limited to, the following: (1) General plan EIR (§15166); (2) Staged EIR (§15167); (3) Program EIR (§15168); (4) Master EIR (§15175); (5) Multiple-family residential development/residential and commercial or retail mixed-use development (§15179.5); (6) Redevelopment project (§15180); and (7) Projects consistent with community plan, general plan, or zoning (§15183)."

3-5-4 TIERING PURSUANT TO RESOURCE EFFICIENCY/CLIMATE ACTION PLAN

CEQA allows a local jurisdiction to tier environmental analysis from an adopted plan for the reduction of greenhouse gas (GHG) emissions that meets the following requirements identified in §15183.5(b)(1):

(A) Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;

- (B) Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- (C) Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- (D) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- (E) Establish a mechanism to monitor the plan’s progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and
- (F) Be adopted in a public process following environmental review.

The General Plan update includes a new Resource Efficiency Plan (REP) that sets forth Mono County’s goals, policies and actions to achieve by the year 2020:

- a 10% reduction in emissions associated with energy use, water consumption, transportation, waste disposal, and agricultural practices, compared to 2005 emissions levels; and
- a 38 megawatts (MW) gain in renewable energy over baseline conditions.

The REP proposes approximately 120 actions relevant to the rural and mountainous nature of Mono County and considered politically, technically, and economically feasible to implement at this time. The proposed policies include implementing net-zero energy policies for County facilities, replacing and consolidating vehicles in the County fleet, and strategic opportunities to improve resource efficiency by residents, businesses, and visitors. The County has incorporated the policies and actions identified in the REP into the Land Use, Circulation, and Open Space/Conservation Elements of the General Plan. The County intends to adopt the General Plan and use the General Plan and REP as a plan for the reduction of GHG emissions. This EIR fulfills the requirements for environmental review set forth in §15183.5 (b)(1)(F). The tiering objectives described above will apply directly to future projects undertaken in concert with the county General Plan and REP when adopted.

3.6 LEAD AGENCY, AND KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

3.6.1 LEAD AGENCY

Mono County is the designated Lead Agency for the project. In order to implement the project, the Mono County Board of Supervisors will be required to certify that the Final EIR has been prepared in compliance with CEQA, approve the proposed RTP and General Plan updates, approve the proposed planning initiatives, approve the proposed Mitigation Implementation and Reporting Program, and adopt findings. The Mono County LTC, a close partner throughout this process, will serve as a Responsible Agency with authority for consideration of this EIR and approval of the proposed *Regional Transportation Plan* (RTP). Table 3-2 lists the specific recommendations and approvals to be considered by the Planning Commission, the Board of Supervisors and the Local Transportation Commission, as well as project components that are not subject to formal action.

Table 3-2: Approvals Associated with the Current Project	
DECISION MAKING BODY	ACTIONS
Planning Commission Recommendations and Board of Supervisors Approval Actions	Approval of the General Plan Update
	Certification of the General Plan EIR
	Approval of the Integrated Waste Management Plan
	Approval of the Conway Ranch Specific Plan
	Adoption of the Noise Ordinance
Local Transportation Commission Approvals	Regional Transportation Plan
Incorporated into RTP/	Biomass Utilization Study
	Capital Facilities Policies & Transportation Improvement Projects

General Plan and approved therewith	Main Street Revitalization Efforts
	Character Inventory and Design Guidelines
	Countywide Trails Planning
	Resource Efficiency Plan
	Landownership Adjustment Report
	Biological Conservation Policies
	Watershed Plans
	Bicycle Transportation Plan
	Blueprint Plan
	Grading Regulations

3.6.2 APPROVALS BY RESPONSIBLE AGENCIES

According to CEQA Guidelines §15381, the term “responsible agency” includes all public agencies other than the Lead Agency that may have discretionary actions associated with the implementation of the Mono County RTP and General Plan Update, or aspects thereof. Since future implementation decisions may occur over the span of a decade or longer (the time during which the RTP and General Plan may remain in common use), Responsible Agencies cannot be known with certainty over the life of the project. However, the Mono Local Transportation Commission (LTC, which has approval authority over the RTP) is expected to be the principal Responsible Agency for the project. In addition to the Lead Agency approvals listed above, the EIR may be used by other public agencies that will consider separate permits and approvals required to implement various General Plan/RTP components. Additional Responsible Agencies under CEQA may include:

- *Caltrans (to monitor the RTP planning process and approve actions that would impact State Highway rights of way),*
- *The California Resources Agency (for activities involving natural, historical and cultural resources),*
- *US Forest Service (for actions that would impact public lands managed by the USFS),*
- *Bureau of Land Management (for actions that would impact public lands managed by the BLM),*
- *Town of Mammoth Lakes (for actions that would impact lands inside the Town boundaries),*
- *The California Housing & Community Development Department (for activities that may impact housing supply, affordability and condition)*
- *The Public Utilities Commission (for activities that may involve privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies),*
- *The California Department of Conservation and related divisions (for activities pertaining to the state’s geology, seismology and mineral resources),*
- *The California Energy Commission (for activities that may impact energy demands, conservation and energy efficiency, energy technology, renewable energy resources and technologies, thermal power plants and energy emergencies),*
- *California Highway Patrol (for activities that may affect public safety, traffic & emergency response, and public property and infrastructure integrity and safety),*
- *California Department of Forestry and Fire Protection (for activities that may impact fire protection, emergency response, and stewardship of wildlands for fire safety),*
- *Lahontan Regional Water Quality Control Board (for activities that may impact water quality, the beneficial use of water resources, and management of water quality problems associated with human activities),*
- *State Historic Preservation Office (SHPO) for activities involving resources that may have historic significance),*
- *US Federal Highway Administration (for actions pertaining to the Scenic Byway designation),*
- *City of Los Angeles (for actions that would impact lands owned by the City),*
- *Great Basin Air Pollution Control District (for actions that would require consistency with the adopted air quality management plans),*
- *US Fish & Wildlife Service (for special species and habitat studies),*
- *Local special districts (fire, water, public utility) for activities that may impact service capacities/ resources or require district permits, and*

- *Local Agency Formation Commission (LAFCO) for activities related to boundary adjustments and change of organizations related to agencies such as special districts and incorporated areas, including municipal service reviews and spheres of influence.*

3.6.3 TRUSTEE AGENCIES WITH JURISDICTION OVER PROJECT AREA RESOURCES

According to CEQA Guidelines Section 15386, the term “trustee agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee agencies that may have jurisdiction over resources associated with the RTP and General Plan updates include:

- *The California Department of Fish & Wildlife, for activities that may involve fish & wildlife of the state, designated rare or endangered native plants, game refuges, ecological reserves, and other areas administered by CDFW;*
- *The State Lands Commission, with regard to State-owned "sovereign" lands, such as the beds of navigable waters and state school lands; and*
- *The California Department of Parks and Recreation, for activities that may impact resources of the State Park System including Bodie State Historic Park, and Mono Lake Tufa State Natural Reserve.*

The determination that Mono County is the “lead agency” is consistent with CEQA Guidelines §15051 and §15367, which define the lead agency as the public agency that has the principal responsibility for carrying out or approving a project. This Draft EIR reflects the independent judgment of the County regarding the potential environmental impacts, the level of significance of impacts both before and after mitigation, and the mitigating policies, actions and measures proposed to reduce impacts.

3.7 IMPLEMENTATION SCHEDULES

The Housing Element was approved by the Mono County Board of Supervisors and became effective on 10 June 2014. All provisions, goals and compliance requirements of the updated General Plan/RTP Land Use, Circulation, Safety, Conservation/Open Space, Noise, Integrated Waste, and Housing elements and implementation of the REP will take effect upon the date that the Board of Supervisors certifies the Final EIR and approves the General Plan/RTP Update project. Implementation of all other related planning initiatives will vary depending on funding availability, priorities for community improvements, and development timelines for individual projects subject to requirements of the various regional planning projects.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.1

LAND USE AND PLANNING

4.1.1 INTRODUCTION AND SUMMARY

CGC §65300 requires each county to "adopt a comprehensive long-term general plan for the physical development of the county." The Mono County General Plan Land Use Element serves, along with other adopted General Plan elements, as a foundation for all land use decisions. The General Plan expresses the land use and development goals of the County as a whole, as well as the individual communities served by the County. All private subdivisions and public works projects must be consistent with the general plan; if inconsistent, the general plan must be amended.

The purpose of the general plan differs from the purpose of zoning: the general plan focuses on identifying general patterns of and goals for future development, whereas zoning regulates current development activities through specific standards such as allowed uses, lot size and setbacks. Zoning must be consistent with the general plan in terms of allowed uses, and must also further the goals and objectives of the general plan. Furthermore, the general plan and associated maps must be internally consistent such that each element is compatible with and does not conflict with other elements of the plan.

Mono County is unique among California cities and counties in that it has fully integrated its Zoning Code into the General Plan Land Use designations. Thus the Mono County General Plan *Land Use Element* contains not only policies and land use designations to guide land use decisions, but also land development regulations to regulate development activities. The Mono County General Plan policies are intended to guide land use decisions; the land use designations reflect the policy framework and the natural, cultural and social characteristics of the land; and the land development regulations govern the use of buildings, the size and layout and intensity of uses, parking requirements, allowed lot coverage, setbacks and other regulatory development standards. In concert, these policies, designations and regulations serve the County's overarching goal to "*Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.*" They also serve the accompanying objective to "*Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural and recreational resources and that is consistent with the capacities of public facilities and services.*"

Mono County is also unique in the degree to which the Regional Planning Advisory Committees (RPACs) participate in and set the parameters for County planning activities. The main function of the RPACs is to assist in the development of area plans, community plans, and the overall General Plan. To this end, RPACs perform multiple roles: a) conduct community planning meetings; b) work with the County in development of community vision statements, policies and implementing ordinances; c) review General Plan policies and recommend updates for accuracy and applicability; d), assist planning staff in preparation of planning studies; e) provide input for the development of varied capital improvement and other plans; and f) serve as the main forum for discussion and resolution of local planning issues. All of the community-level planning activities addressed in this *Draft RTP/General Plan* update reflect substantial RPAC guidance, direction and support.

As noted in other sections, the *RTP/General Plan* process included an update to the county Master Environmental Assessment (MEA) in 2010. The MEA is integral to this EIR, providing information about existing physical, environmental and socioeconomic characteristics as well as summaries of applicable state, federal and local laws. To facilitate understanding of the impact analysis, each EIR section provides an overview of baseline conditions (drawing on the MEA and other relevant sources) while focusing on environmental effects of plan implementation with mitigating policies and alternatives to reduce or avoid potentially significant effects.

No NOP comments addressed topics pertaining to land use and planning issues. Key findings of the Land Use and Planning impact analysis and recommended mitigation measures are summarized in the table below:

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR LAND USE & PLANNING	
<u>IMPACT LU 4.1(a):</u>	<u>PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY</u>
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.1-9 in Appendix D
Residual Significance:	Less than Significant
<u>IMPACT LU 4.1(b):</u>	<u>CONFLICT WITH AN APPLICABLE LAND USE PLAN</u>
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.1-9 in Appendix D
Residual Significance:	Less than Significant

4.1.2 KEY TERMS USED IN THIS SECTION

Provided below are definitions for a small number of terms used in this section. The *General Plan Land Use Element* provides an exhaustive list of terms and definitions under General Provisions, Chapter 2 (Definitions).

Permitted Use. The term "permitted use" refers to a typical land use that is allowed within a particular land use category, subject to requirements of that category. Permitted uses listed for each land use designation are *examples* of permitted uses within that designation; additional specific uses may be permitted if similar to the listed uses. A permitted use is considered to be consistent with the objectives of the General Plan. Permitted uses may also be subject to performance or other development standards in the county Land Development Regulations or applicable area or specific plans and either ministerial or discretionary approval.

Project Study Area: For the purposes of the *RTP/General Plan Update*, the countywide Planning Area is defined as all unincorporated lands in the Mono County boundary plus, for the RTP only, the Town of Mammoth Lakes.

Site Disturbance. The term "site disturbance" refers to the portion of a parcel that has been changed from its natural condition during the process of development, including but not limited to areas altered by structures, parking areas, roads and driveways, and graded areas. It does not include areas used for agricultural operations, nor does it include disturbed land that has been subsequently reclaimed or revegetated. "Site disturbance" includes the area considered as lot coverage (structures and impervious surfaces). Calculations for lot coverage and site disturbance are calculated using gross coverage/disturbance for parcels one acre or more in size; parcels under one acre in size are calculated using net coverage/disturbance.

Sphere of Influence (SOI): The probable physical boundary and service area of a city or special district, usually reflecting anticipated growth over a 20- to 25-year period. Spheres of Influence have been developed for the Town of Mammoth Lakes and for the 25 special districts in Mono County; the County itself does not have a designated SOI.

Subdivision. A subdivision is the division by any subdivider of any unit or units of improved or unimproved land (or part thereof) shown on the latest assessment roll.

4.1.3 OVERVIEW OF BASELINE LAND USE ISSUES, OPPORTUNITIES, CONSTRAINTS

4.1.3.1 Countywide Land Use Issues and Constraints

Both the 2001 and 2015 General Plan Land Use Elements describe the issues, opportunities and constraints that affect specific county planning areas and the county as a whole. Table 4.1-1 summarizes countywide issues, opportunities and constraints identified in the 2001 General Plan and in the proposed 2015 update. Key changes in the countywide issues between 2001 and 2015, as reflected in Table 4.1-1, include:

- *a substantial reduction in the rate of growth and new town development potential;*
- *reduced emphasis on skiing as a driver of growth;*
- *increased emphasis on water and roads as growth-limiting factors;*
- *an increased role of state and federal legislation in shaping growth;*
- *new opportunities for supporting health and welfare through land use policies; and*
- *increased emphasis on the integration of land use and transportation planning documents.*

TABLE 4.1-1: Countywide Issues, Opportunities and Constraints, 2001 and 2015

TOPIC	2001 COUNTYWIDE ISSUES/ OPPORTUNITIES AND CONSTRAINTS	2015 COUNTYWIDE ISSUES/ OPPORTUNITIES & CONSTRAINTS
INDRECT GROWTH PRESSURES	Some areas (Antelope Valley, Chalfant and Long Valley) are experiencing increased development pressures from nearby cities.	Development pressures remain, but countywide growth rates are forecast to drop from 1.3% annual average growth (1980s & 1990s) to between 0.55%-0.8% with potential shifts in population of unincorporated areas.
SEPARATION OF JOBS AND HOUSING	The separation of jobs and housing requires many Mono County residents to commute jobs in adjoining cities.	No change, although there is increased accommodation of such patterns via transit, walkable main streets and other programs. ¹
SKI AREA DEVELOPMENT PRESSURES	Further development of ski resorts could exacerbate the separation of jobs and housing; public land ownership is an obstacle to growth.	Public land ownership will continue as an obstacle to growth but ski area development is no longer expected to exacerbate the separation of jobs and housing.
PUBLIC LAND OWNERSHIP CONSTRAINTS	Public ownership of 94% of county land constrains development, and agricultural uses constrain development of most remaining large landholdings.	No change.
LAFCO POLICIES	LAFCO policies discourage sprawl in favor of intensifying existing community uses.	No change.
MULTIPLE PUBLIC OWNERSHIP LAYERS	Land management responsibilities at federal, state, & local levels create fragmented planning.	No change.
NEW TOWN DEVELOPMENT POTENTIAL	Land use and topography combine to shape development patterns; some large private landholdings may eventually become 'new towns'	Land use and topography will continue to shape development patterns, but new town development is no longer foreseen as a General Plan issue.
INFRASTRUCTURE COST/AVAILABILITY & WATER QUALITY SHAPE DEVELOPMENT PATTERNS	High infrastructure costs shape development patterns in Mono County. Water supply, sewer, and access roads are notable limiting factors in some communities.	Infrastructure costs will continue to shape development, especially sewage treatment and water quality.
SCARCITY OF LAND FOR INDUSTRIAL USES	The County has a shortage of land available for industrial uses and waste disposal.	No change.
RPACs SEEK TO MAINTAIN RURAL CHARACTER	The RPACs favor retention of the existing rural character, with limits on growth & protection of scenic resources.	No change.
LIMITS POSED BY HAZARDS, NATURAL & CULTURAL RESOURCES	Natural & cultural resources and hazards have a critical effect on land use and development throughout the county.	No change.
ECONOMIC CONSIDERATIONS	Development must pay its own way and not overwhelm County services; local residents need	No change.

¹ The county also notes that 2010 Census data shows a decrease in the jobs/housing separation.

	more job opportunities to support economic growth and a diverse economy.	
LEGISLATIVE CONSTRAINTS		NEW: Increasing State/Fed GHG legislation, adapted to urban areas, poses challenge for rural areas
HEALTH AND WELFARE		NEW: The General Plan should identify the relationship between public health and built environments, and strive to promote public welfare through relevant land use, transportation & design policies.

4.1.3.2 Overview of Community Planning Efforts

The proposed General Plan update has been reviewed by Regional Planning Advisory Committees (RPACs) and community planning groups throughout the county, and their comments have been incorporated into the proposed draft document. These groups and committees also discussed future land use needs in each community area, obtained residents’ opinions about the future of the county and planning related issues, and worked closely with planning staff to develop or update land use and circulation goals and policies for their area.

RPACS active in the Mono County General Plan update include the Antelope Valley RPAC, the Bridgeport Valley RPAC, the Mono Basin RPAC, the Long Valley RPAC, the Wheeler Crest Community Group, the Benton/Hammil Community Group, the Chalfant Valley RPAC, the Benton Hot Springs landowners, and representatives of the Town of Mammoth Lakes. Three of these RPACs (Antelope Valley, Mono Basin and June Lake) have adopted Area Plan documents to guide land use and development within their planning areas; and all RPACs have updated the planning concepts and guidelines used in the *Draft RTP/General Plan Update*. The remaining RPACs have developed planning guidelines and concepts that were used in the current RTP/General Plan Update process to develop and refine use designations within their planning areas. The land use designations contained in the proposed *RTP/General Plan Update* will apply to all unincorporated communities of Mono County and, for communities in which an area plan has been formally adopted, provisions of the adopted area plan shall also apply.

Table 4.1-2 below identifies the issues, opportunities and constraints that affect planning and land uses in the communities located throughout Mono County, again comparing the issues of 2015 with those identified in the 2001 General Plan update. As with Table 4.1-1 above, Table 4.1-2 underscores substantial continuity in issues and opportunities at the community level over the past 14 years, as well as changes that have occurred. In broad terms, most of the communities have over this period experienced **increased support** for activities designed to strengthen economic development, increase safety (primarily in terms of wildland fires and traffic), protect water supply and water quality, and preserve scenic resources and habitat values; and **reduced emphasis** on imposition of regulations, population and housing growth, and ski area development. The continuity of goals and values is reflected in the fact that land use designations are largely unchanged since 2001 for most Mono County area plans. The changes that are proposed generally parallel the issues and opportunities detailed in Table 4.1-2 and briefly summarized in Table 4.1-1.

TABLE 4.1-2: Issues, Opportunities & Constraints in Mono County Communities - 2001 and 2015	
2001 ISSUES	2015 ISSUES
ANTELOPE VALLEY	
Significant privately owned high-quality agricultural acreage here is subject to development pressure despite desire to maintain agriculture and protect scenic values.	No change.
Residents seek to preserve the rural character	No change.
BLM has identified lands for possible acquisition; residents are concerned about loss of privately owned acreage.	Deletes statement that residents seek a policy for 'no net loss of privately owned land.'
Potential exists to enhance resource-based recreational opportunities at Topaz Lake with new boat launching area & boating restrictions in critical bird habitat areas; Walker River Irrigation	No change.

District is leading joint effort for plan development.	
Much of the valley is in the Walker River floodplain and may contain wetlands.	No change.
The widespread use of septic systems may become a constraint to additional development in community areas.	No change.
Protection of water resources is a priority for residents.	No change.
Portions of the valley are subject to seismic hazards.	No change.
Preservation of deer migration habitat and corridors are priorities, particularly west of US 395.	Reference to US 395 was deleted.
	NEW: There is interest in developing a Main St. plan to enhance tourism in Walker.
	NEW: There is interest in further expanding recreational opportunities.
	NEW: There is interest in promoting Antelope Valley as a tourist destination.
	NEW: There is interest in facilitating home-based businesses.
	NEW: There is interest in minimizing regulations that may threaten the agricultural economy.
SONORA PASS	
Not addressed in the 2001 General Plan.	NEW: Maintain the successful integration of military and private uses with policies to limit & assure disclosure of impacts associated with military operations (note that this has been added since the 2001 update).
SWAUGER CREEK	
Development must be limited to preserve natural resources; residents are interested in strengthening wildland research & recreational values.	No change.
Open space, key views and viewsheds are valued natural & recreational resources; residents are trustees of these resources.	No change.
BRIDGEPORT VALLEY	
Residents seek to protect significant privately owned high-quality agricultural acreage here and associated wetlands; effects on surface water associated with grazing and irrigation must be addressed.	No change.
Residents seek to preserve the small-town character of Bridgeport	No change.
Recreational opportunities at Bridgeport Reservoir should be enhanced; wetlands should be protected, and boating restricted in some areas to protect critical bird habitats.	Boating restrictions are no longer recommended to protect critical bird habitats,
	NEW: There is an opportunity to develop and market recreation on public lands around Bridgeport.
There is interest in protecting groundwater resources in the Valley.	No change.
Public utilities must be expanded to accommodate local and recreational demands.	Need still exists but lack of funding and economy of scale acknowledged.
There is interest in optimizing reservoir levels, instream flows and water quality in Bridgeport Reservoir, East Walker River and its tributaries.	No change.
	NEW: Bridgeport has faced declining population and economic activity in recent years and trend will continue without economic development.
	NEW: Residents support a wayfinding system to highlight amenities outside downtown Bridgeport.
	NEW: Many Mono County services are now shared by

	offices in Bridgeport (the County seat) and Mammoth Lakes; historic values and infrastructure must be preserved.
	NEW: Fishing has declined due to reduced stocking and invasive species; efforts to preserve fishing must be combined with diversified recreational opportunities.
	NEW: Speeding along US 395 jeopardizes safety, compromises small-town character and limits economic activity; traffic-calming steps are needed and there is new emphasis on Main Street revitalization.
	NEW: Permitting costs and delays have reduced development opportunities.
	NEW: Fuel reduction is needed to minimize wildfire risk & enhance natural resources at the public/private land boundary.
MONO BASIN	
Community expansion, limited by lack of private land, may be facilitated through land exchanges or sales.	No change.
Residents seek development of affordable housing.	Emphasis is on workforce housing for community survival.
Mono City residents are concerned about expansion beyond existing boundaries and impacts on views, the deer herd, and traffic.	No change.
Though some improvements are under way, Lee Vining and Mono City share concerns about water supplies.	Deleted.
	NEW: Sentiments about growth are mixed: there is support for economic sustainability, but fears that rural character will be lost. The goal is to balance these priorities and focus on enhancements through redevelopment.
	NEW: Lee Vining residents are concerned about vacancies, unattractive land uses and poor design and support tighter design standards and green building practices.
	NEW: Residents support infrastructure services that are compatible with rural, natural & scenic values; sewer service (in Lee Vining) and water service (in Mono City) are key concerns.
	NEW: Most land in the basin is publicly owned; regulations and use limits are a concern but also welcomed.
	NEW: Agriculture & grazing, once common, are now scarce with loss of pastoral character; there is interest in reestablishing sheep grazing in a manner compatible with resource protection and management.
	NEW: Main St. and commercial investment & revitalization are supported to improve appearance and economic activity in Lee Vining.
	NEW: US 395 through Lee Vining creates challenges for creating a walkable, safe, economically strong downtown.
	NEW: The lack of jobs threatens community stability; residents support increased economic diversification.
	NEW: Residents support efforts to overcome prejudice, create equal opportunities & bridge cultural barriers; rising second-home ownership levels may jeopardize these goals.
	NEW: Residents support upland water management in the north to maintain ranches & meadows, streams & riparian habitats, and maximize flows into Mono Lake and water for

	Conway Ranch.
JUNE LAKE	
<p>The 2001 General Plan Land Use Element referred to the <i>June Lake 2010 Area Plan</i> for discussion of issues and opportunities. The 2010 plan has since been updated and incorporated into the Draft <i>2015 General Plan</i> with no significant changes in policy direction.</p>	The community's future growth will have social impacts on current and future residents.
	The community wants to minimize sprawl by allowing development in set areas ringed by open space and recreational use lands.
	Growth is inhibited by the surrounding environment, lack of privately owned land, and the desire to maintain its unique character. These conditions necessitate controlled expansion, infill and recycling of the built environment
	The economy has entered a transitional period: Summer uses now generate most community income, while ski area improvements are expected to bolster the winter economy.
	The large influx of tourists hinders accurate assessment of June Lake's population and addressing needs; the small resident population is below the level (1,500-2,000 residents) needed to create a self-supporting consumer economy. Most residents shop outside June Lake.
	Early land use practices allowed June Lake to develop with minimal capital improvements and environmental safeguards.
	June Lake Village has dense and diverse uses that are served by inadequate roads, limited parking, substandard development in the meadow area.
	Developable land is limited by natural constraints (steep canyon walls, sensitive ecology) & scarce supply of private land; limited access is also a limiting factor.
	Land trades involving USFS & private parties (the main tool for obtaining developable lands), take five years or longer, which limits the rate of development, inflates land costs, and restricts the supply of affordable housing.
	USFS and the June Mountain Ski Area negotiated a 90-acre land exchange in the Rodeo Grounds area. Development triggered by this exchange will influence the character of the entire community.
	Residents & visitors support permanent protection of meadow & wetland areas along SR 158 near Silver Lake and on the backshore of Gull Lake; protection of riparian habitat along Rush Creek between Silver and Grant lakes and below Grant Lake, as well as along lakeshores, is also preferred
	Planned development is concentrated in four areas: June Lake Village; Down Canyon; the largely undeveloped West Village/Rodeo Grounds, and Pine Cliff.
	According to the June Lake Public Utility District (JLPUD) the sole public water supply agency on the June Lake Loop, the current water supply will not meet demands at full buildout.
MAMMOTH LAKES VICINITY	
Preservation of visual resources (esp. in US 395 viewshed) is a key concern in order to maintain scenic highway designation values.	No change.
Additional lands are needed for industrial uses but must be	Deleted.

compatible with visual and environmental values.	
	NEW: There is an opportunity for the Town and County to work together on regional waste management issues, including landfill closure.
Water supply is insufficient to support growth per the Town's General Plan growth; efforts to increase water supply may impact resource values.	Water management activities may impact land resources and values in the unincorporated county. Groundwater from the Dry Creek watershed is no longer included in future supplies due to cost and other issues.
Private land is limited in the Mammoth area; LADWP, a major landowner, has no formal plans for its properties.	The reference to LADWP planning documents was deleted; the discussion is otherwise unchanged.
The comprehensive Mammoth Yosemite Airport Land Use Plan defines uses in the airport planning area at a level of detail higher than the county General Plan or USFS.	The Airport Land Use Plan is now due for an update.
The LAFCO-defined Sphere of Influence (SOI) for Mammoth is coterminous with the town boundary with two additional SOI areas that are subject to certain conditions and contain sensitive wildlife resources.	No change.
	NEW: The Mammoth Mountain base exchange has potential to impact unincorporated lands.
UPPER OWENS	
Landowners support continued agriculture and grazing management practices, share consensus that agriculture is compatible with recreational uses.	No change.
Some landowners believe that recreational values of the Upper Owens exceed values of ski area expansion between Mammoth and June and deserve consideration when development is proposed; most owners support a focus on short-term resort uses rather than community development and year-round occupancy; some owners believe that historic agricultural, recreational and aquaculture values take precedence over new uses; use of the river for fishing appears to be in decline.	The comparison of Upper Owens recreational values to ski area expansion was deleted, and the reference to aquaculture values was replaced by reference to seasonal recreation; also deleted was the statement that use of the river for fishing appears to be in decline. The discussion is otherwise unchanged.
The need for winter security has increased due to vandalism and potential for conflict between rural and urban uses. The area lacks winter access, and some areas lack phone and electrical access as well as fire protection and related services.	Security needs now reference trespassing and poaching as well as vandalism; limits now include cell phone reception (as well as plowed winter road access and electrical service as in the past).
Fluctuating flows from Mono Basin may impact Upper Owens fishery and riparian areas and may limit fish migration upstream of Crowley Lake; landowners believe that consistent flows are needed from East Portal to Crowley, and are concerned that resort visitors may impact water resources.	Aquatic habitat degradation is now mentioned as an impact of fluctuating flows. Resort visitor impacts on water resources have been deleted.
There are concerns for negative impacts on the Upper Owens associated with a) water transfers from the Upper Owens area, b) impacts of a fish hatchery at Big Springs, and c) impacts of future ski area development.	Causes of flow fluctuations are no longer discussed. New discussion addresses the impacts of fluctuations (impacts to fishery and riparian areas, reduced ability of fish to travel upstream, and aquatic habitat degradation) and the need to establish consistent flows to maximize fishery value of the Upper Owens River.
The Upper Owens provides sensitive habitat for mule deer, bald and golden eagles and many other species.	Sage grouse has been added as a species for which the Upper Owens provides sensitive habitat.
LONG VALLEY	
Residents desire to develop a self-sufficient community, no longer viewed as a bedroom community of Mammoth.	This issue has been deleted.
There is a need to provide residents with new and upgraded services	This issue has been deleted.

& commercial uses, with a community water service for Crowley Lake and Hilton Creek; some community services districts should be consolidated for increased cost effectiveness & efficiency; and community-oriented commercial and professional uses are needed.	
Employment growth (possibly light manufacturing) is needed to support added community & commercial services.	This issue has been deleted.
The community support further recreational development, with restricted boating areas to protect critical bird habitat, and additional neighborhood parks and trails.	This issue has been deleted.
Long Valley supports important wildlife habitat including mule deer migration corridors.	This issue has been deleted.
	NEW: There is interest in a regional trail network and identifying missing links between existing trails.
	NEW: Consensus is lacking as to the need for future workforce housing; if developed, such housing should be similar to existing homes in density and design.
	NEW: Residents are concerned about pedestrian safety and seek safety and walkable community improvements in all Long Valley areas except Aspen Springs.
	NEW: All community projects would benefit from added coordination between the RPAC and County Service Area 1
	NEW: Cost/benefit analysis & public outreach to ensure that community projects are warranted and needed.
	NEW: The community supports expansion of recycling programs.
	NEW: The community values its rural character and does not seek commercial development to become self-sufficient.
	NEW: Preservation of the scenic corridor, wildlife habitat and scenic values are of critical importance.
	NEW: Consolidation of water system/services.
	NEW: Compatible commercial businesses should be supported.
WHEELER CREST	
Preservation of aesthetic beauty and tranquillity are primary concerns; development should be focused on single-family residences.	No change.
The area contains vital deer wintering & migration habitat.	No change.
Impacts of development on deer and wildlife should be minimized, while maximizing defensible space for wildland fire protection.	No change.
	New: Concern regarding secondary emergency access
PARADISE	
There was no area plan for the Paradise community at the time of the 2001 General Plan Update.	NEW: Preservation of aesthetic beauty and tranquillity are primary concerns; development should be focused on single-family residences.
	NEW: The area contains vital deer wintering & migration habitat.
	NEW: Impacts of development on deer and wildlife should be minimized, while maximizing defensible space for wildland fire protection.
	NEW: Recreation access & management are community concerns.

	NEW: Residents seek an improved multi-modal transportation system that protects scenic, recreational and environmental values.
TRI-VALLEY	
Residential development is incompatible with and may compromise agricultural operations.	No change.
Agricultural uses in the Tri-Valley should be maintained.	No change.
The existing rural character is valued and may be compromised by further residential development.	No change.
Parts of the Tri-Valley area are subject to flooding.	No change.
Winter closure of SR 120 hinders access to and safety in the Tri-Valley area.	No change.
Limited turnout and passing lanes along US 6 create safety issues.	No change.
'Daytime headlights-on' should be required on US 6.	No change.
Access to County services is limited by the lack of public transportation in the Tri-Valley area.	No change.
Water supply and quality could be compromised by future growth; water tables are dropping.	No change.
Local schools are needed so that students need not be transported to out-of-county schools.	No change.
Access to surrounding public lands is a key element of the rural sense of community.	No change.
Residents support the intersection of US 6/SR 120 as the center of community services and commerce.	No change.
BENTON VALLEY	
One landowner owns most of the land here; Benton Hot Springs, the oldest town in Mono County, contains historic structures that the owner wishes to preserve.	No change.
The owner uses the valley for agriculture and wishes to retain this use as well as the ponds and springs that provide habitat for wildlife including migratory waterfowl.	No change.
Most of the valley is in the 100-year floodplain.	No change.
	NEW: The landowner seeks environmentally-compatible commercial development for economic sustainability to preserve the historic structures and habitat values.
OASIS	
Oasis includes privately owned lands in agriculture; the area is isolated from Mono County by the White Mountains; access is on SR 168 which connects Big Pine and Nevada.	No change.

4.1.3.3 Overview of Airport Land Use Issues, Opportunities and Constraints

Mono County operates two public airports: Bryant Field in Bridgeport, and the Lee Vining Airport. California counties are required to prepare a comprehensive Airport Land Use Plan (ALUP) that addresses each public airport and airport environs within that county. CGC §65302.3 requires that the General Plan be consistent with the ALUP and requires that the general plan be amended within 180 days to be consistent with any amendment to an ALUP. Where a local airport may be impacted by a General Plan Amendment, the airport planning area must be reviewed by the Airport Land Use Commission and a determination made as to the consistency with the ALUP. In 2002, the County completed master plans for both airports that detail history, specifications, layout and other facility details. Bryant Field, located just east of downtown Bridgeport, is a small general aviation facility on about 49 acres of land. The facility includes a weather station and aviation fuel supplies, and serves single- and twin-jet aircraft as well as occasional turboprops and

small turbine-powered business jets. Lee Vining Airport is located on 59 acres of land near the intersection of US 395/SR 120, just south of the Lee Vining community. Master Plan documents for both facilities are available online at <http://www.monocounty.ca.gov/facilities/page/airports>. Mono County is also served by a third air facility (Mammoth Yosemite Airport) that offers commercial air service into the Mammoth area from a number of locations. The Town of Mammoth Lakes is responsible for administration and planning for Mammoth-Yosemite Airport. The General Plan outlines the major issues, opportunities and constraints concerning land use and airport operations in the Lee Vining and Bridgeport airport planning areas, as briefly summarized below in Table 4.1-3.

TABLE 4.1-3: Lee Vining Airport and Bryant Field Airport in Bridgeport Issues, Opportunities and Constraints	
TOPIC	ISSUE
PUBLIC SAFETY	Airport operations inherently present risks to public welfare, particularly inside the airport 'Safety Zone' (runway, approach paths and primary traffic areas)
ISSUES ON APPROACH	Highest traffic volumes occur around the approach/departure paths, transitional surfaces and clear zones; these areas also have more noise and potential for problems.
CLEAR ZONE ISSUES	The 'Clear Zone' (at the end of the runway) is particularly subject to noise and safety factors affecting people and property in the airport environs.
NOISE LEVELS	Noise readings and analyses indicate that noise levels do not extend much beyond the airport property at either facility. At Bryant Field, the 55 dB CNEL contour (the maximum acceptable noise exposure level for residential uses) projects partially into a residential area east of the airport but exposure is intermittent and infrequent and therefore not significant; there are no residential areas around the Lee Vining airport.
EXISTING LAND USE CONFLICTS	Neither Bryant Field nor Lee Vining Airport is situated in a manner that poses conflicts with existing land uses; there are some structures in the clear zone at Bryant Field that the County is seeking to purchase.
FUTURE LAND USE CONFLICTS-LEE VINING	Potential for future land use conflicts is limited by the widespread public ownership of lands in the Lee Vining Airport planning area
FUTURE LAND USE CONFLICTS-BRIDGEPORT	Potential for future land use conflicts is limited by uses on the surrounding lands including agriculture, a reservoir, and wetlands; developed areas of Bridgeport are removed from the airport clear zone.

4.1.3.4 Overview of Mono County Local Agency Formation Commission (LAFCO)

LAFCOs have the responsibility to regulate (through approval, conditional approval or denial) the boundary changes proposed by other public agencies or individuals. Mono LAFCO reviews boundary proposals for consistency with LAFCO law and Mono LAFCO policies, procedures and guidelines. LAFCO also is responsible for the adoption of Spheres of Influence (SOI) for local governments. An SOI represents the physical boundary and service area that a local governmental agency is expected to serve over a 20-year period, and is used to determine which agencies are best able to provide services in the most efficient way to the people and property in that SOI area. Since 1994, LAFCOs have had authority to initiate proposals for the dissolution or consolidation of special districts, or the merging of an existing subsidiary district.

A new LAFCO requirement was created in the Local Government Reorganization Act of 2000, which requires LAFCO to conduct a service review of municipal services provided in Mono County as part of the "Sphere of Influence" update process; the review includes all agencies that provide services within Mono County. Finally, cities and districts are required to obtain LAFCO's approval prior to entering into contracts with private individuals or organizations to provide services outside the agency's boundaries. More detailed discussion of Mono County LAFCO is provided in EIR §4.13 (Public Services and Utilities).

4.1.3.5 Overview of Military Land Use Issues, Opportunities and Constraints

The Marine Corps operates a Mountain Warfare Training Center in Sonora Pass, just west-northwest of Bridgeport. The Center operates as a training site for Marines preparing to serve in mountainous regions, with an emphasis on cold weather, high altitudes, and the unique skills required for mountain warfare. California Government Code (CGC) §65302 requires that the General Plan *Land Use Element* consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing or designating land uses on lands adjacent to military facilities and military aviation routes and airspace.

The draft Mono County *Land Use Element* fulfills the requirements of CGC §65302 through a combination of countywide and community-level goals, policies and actions that provide for effective notification and communication and ensure that County planning efforts do not compromise military readiness, as outlined below in Table 4.1-4.

TABLE 4.1-4: Land Use Element Consideration of Growth Impacts on Military Readiness	
COUNTYWIDE GOALS AND POLICIES TO ADDRESS MILITARY READINESS	
Objective 1.K: Maintain compatibility and minimize conflict between Mono County’s existing military installations and adjacent land uses.	
Policy 1.K.1: Notify the United States Armed Forces when development projects or substantial General Plan Amendments may affect operations of the Mountain Warfare Training Center.	
Action 1.K.1.a	Create a local notification process by which the branches of the United States Armed Forces will be notified whenever a development project or substantial General Plan Amendment occurs within 1,000 feet of a military installation, special-use airspace, or low-level flight path.
Action 1.K.1.b	Provide a public forum for representatives of the military to keep the public informed about their current and future operations.
Action 1.K.1.c	Monitor military encroachment issues and consider additional measures as necessary, including the approval of a Military Influence Area and related property disclosures.
Policy 1.K.2: Consider impacts of development projects on the Lincoln Military Housing complex in Coleville.	
Action 1.K.2.a	Create a local notification process by which the branches of the United States Armed Forces will be notified whenever a development project or substantial General Plan Amendment occurs within 1,000 feet of the Lincoln Military Housing complex.
Action 1.K.2.b	Consider the existing development, infrastructure, and environmental impacts of the Lincoln Military Housing complex when conducting long-term planning efforts in the Antelope Valley.
Action 1.K.2.c.	Work with appropriate agencies to maintain current understanding of future development plans for Lincoln Military Housing complex so those plans might be considered a part of long-term planning efforts in the Antelope Valley.
Policy 1.K.3: Increase recognition of military operations within the county.	
Action 1.K.3.a	Consider requiring real estate disclosures of military presence and joint operations associated with the Marine Corps Mountain Warfare Training Center for affected private properties within the county.
Action 1.K.3.b	Develop informational materials that educate residents and prospective buyers about military operations and their presence in the area.
COMMUNITY-LEVEL GOALS ADDRESSING MILITARY READINESS IN SONORA JUNCTION	
GOAL 5: Provide for orderly growth in the Sonora Junction area in a manner that recognizes the established military, residential, and recreational uses, and reduces potential conflicts between those uses.	
Objective 5.A: Protect the established military uses in the Sonora Junction area from encroachment	
Policy 5.A.1: Follow state guidelines relating to the notification of military when development projects and/or substantive General Plan Amendments may affect base operations.	
Action 5.A.1.a	Create a local notification process by which the branches of the United States Armed Forces will be notified whenever a development project or substantial General Plan Amendment occurs within

	1,000 feet of a military installation, Special Use Airspace, or low-level flight path.
Action 5.A.1.b.	Amend permit review processes to include analysis of a project’s proximity to military installations, special use airspace and low-level flight paths.
Action 5.A.1.c.	Reference the Marine Corps Mountain Warfare Training Center Encroachment Zone map in determining project proximity.

4.1.3.6 Overview of Land Use Designations

The County has assigned a land use designation for every parcel of land within the unincorporated areas of Mono County. The designations are depicted in the Land Use Maps contained in §VII of the *Draft Land Use Element*, and are also shown on the General Plan maps available online at (<http://www.monocounty.ca.gov/planning/page/general-plan>). The use designations are based on an area's suitability for certain land uses, community support and consideration of criteria such as:

- **Presence of Natural Hazards:** Does the area include natural hazards that limit development, such as flood zones, Alquist-Priolo zones, unstable soils or steep slopes, etc.?
- **Presence of Natural Resources:** Does the area include natural resources that limit development; e.g., wetlands, significant habitat, deer migration routes, etc.?
- **Existing Land Uses:** What are the existing uses in the area?
- **Infrastructure:** Is infrastructure available for development (i.e., sewer, water, roads, fire protection)?
- **Layout and Lot Sizes:** What is the existing land division pattern in the area and what are the lot sizes?
- **Open Space Values:** Does the area have open-space value (e.g., visuals, wildlife habitat, agricultural preservation, cultural resources)?
- **Community Vision:** What is the community vision for the future of the area?

The designations were used to calculate theoretical maximum dwelling unit counts (not including density bonuses), which were then converted into population estimates in this EIR. Because the analyses did not always reflect detailed study of the constraints of each specific parcel, future detailed evaluation of specific properties may show that an alternate use is warranted; in such instances, the County will consider amendments to the plan.

The County has direct planning authority over only a small percentage of the lands in the county, and must therefore work with other land managers to cooperatively manage the natural resources while at the same time providing for community needs. Although the Land Use Element assigns land use designations to all of the land within its planning area, the focus of the planning effort is on the privately owned unincorporated parcels (note that use designations for land owned by LADWP are established by Mono County, and have been primarily designated as 'open space' in recognition of their watershed function). The proposed land use designations are similar to federal land use designations and designations used by the Town of Mammoth Lakes. Some parcels have been assigned two or more land use designations ("split designations"). Currently, the Element states that these properties should be divided along the land use designation lines when feasible, and a land division may be required as a condition of a Director Review or Conditional Use Permit for development purposes; the proposed Land Use Element modifications would not require a land division, and the more precise mapping tools would allow parcels to have multiple land use designations because the new maps will show precisely where the different designations apply on the parcel. The County applies applicable land use designation regulations to the corresponding portion of a split-designation parcel, and enforces setbacks from the split-designation line. Table 4.1-5 summarizes the intent and key provisions of all designations that are used in the Mono County *General Plan Update*.

TABLE 4.1-5: Land Use Designations in the Mono County General Plan Land Use Element				
DESIGNATION	INTENT	KEY PROVISIONS		
		Minimum Parcel Size/ Minimum Lot Area	Lot Coverage	Density
Rural Residential (RR)	To permit larger-lot single-family dwelling units with ancillary rural uses in areas away from developed	5 acres	40%	1 du/lot +

	communities. Small-scale agriculture, including limited commercial agricultural, is permitted.			accessory du
Estate Residential (ER)	To permit large-lot, single-family dwellings with ancillary rural uses in areas adjacent to developed communities. Small-scale agriculture is permitted.	1 acre	40%	1 du/lot + accessory bldg.
Rural Mobile Home (RMH)	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 RMH area. The RMH district is further intended to provide for mixed uses such as single-family residences, mobile homes used as residences, small-scale agriculture and the keeping of fowl and animals for personal use.	1 acre	40%	1 du/lot + accessory bldg.
Single-family Residential (SFR)	To provide for the development of single-family dwelling units in community areas.	7,500 sf	40%	1 du/lot + accessory bldg.
Multifamily Residential-Low (MFR-L), Moderate (MFR-M), High (<FR-H)	<ul style="list-style-type: none"> The "MFR-L" designation is intended to provide for low-density multifamily residential development, such as duplexes and triplexes. The "MFR-M" designation is intended to encourage long-term multifamily housing by allowing for higher population densities and not allowing commercial lodging facilities (hotels, motels). The "MFR-H" designation is intended to encourage multifamily units by allowing for higher population densities and commercial lodging; i.e., hotels, motels. 	7,500 sf	40%	11.6du/ac
		10,000 sf	60%	16 du/ac
		7,500 sf	60%	16 du/ac.
Mixed Use (MU)	<p>To provide for a wide range of compatible resident- and visitor-oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed-use development.</p> <p>MU transitional areas can limit the size of businesses and restrict uses incompatible with residential district. Not all areas need contain residential uses. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare, and excessive noise.</p>	<ul style="list-style-type: none"> Hotels, resort hotels, motels, rental cabins: 20,000 sf Condos, coops, town-houses, cluster devts., similar uses (excl apartments): 20,000 sf All other uses – 10,000 sf 	60%; an added 10% bonus (total 70%) shall be granted to ** structures with mixed commercial & residential use; * commercial uses with public accommodation; uses that front a public pedestrian mall/plaza.	Hotels, motels, etc.: 40 du/ac Apartments, condos, etc.: 15 du/ac
Commercial Lodging-Moderate (CL-M) and High (CL-H)	To provide commercial lodging units for short-term occupancy in or near residential areas.	<ul style="list-style-type: none"> Hotels, resort hotels, motels, rental cabins: 20,000 sf Condos, co-ops, townhomes, cluster devts. & similar (excl. aprtmnts): 20,000 sf All other uses – 10,000 sf 	60%	All uses: 15 du/ac
Rural Resort (RU)	To provide appropriate sites for outdoor recreation facilities and limited visitor-oriented facilities and services in rural areas of the county. The district is intended to protect the environment and rural character of an area while allowing for compatible development.	5 acres	5% (maximum disturbance area is 10%)	1 du/5 ac. + accessory bldg.
Commercial (C)	To provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher-density housing, when found compatible with retail and service	10,000 sf	60% when principal use is a residential use; 70% for all other	Residential Uses: 15 du/ac Hotels/Motels;

	functions. Creation of a pleasant, efficient environment for shopping & business is an important function.		uses	40 units/ac
Service Commercial (SC)	To provide for a wide variety of wholesale, retail and service uses not normally compatible with uses permitted in other commercial districts; e.g., enclosed non-polluting light manufacturing, limited outdoor storage.	10,000 sf	70%	1 du/lot + accessory bldg.
Industrial Park (IP)	To provide for a combination of light- and moderate-intensity industrial uses that do not create environmental nuisances or hazards to a degree that might be obnoxious or offensive to persons conducting business in this or adjacent areas.	10,000 sf	80%	Residential uses not permitted
Industrial (I)	To provide for heavy industrial uses that may potentially cause moderate to higher degrees of environmental nuisances or hazards.	10,000 sf	80%	Residential uses not permitted
Public & Quasi-Public Facilities (PF)	To provide for a variety of public and quasi-public facilities and uses.	None	None	Cmty Devt. Dir. review on case-by-case basis.
Resource Management (RM)	To recognize & maintain a wide variety of values outside existing communities. The RM designation indicates the land may be valuable for uses including but not limited to recreation, surface water conservation, groundwater conservation & recharge, wetlands conservation, habitat protection for special-status species, wildlife habitat, visual resources, cultural resources, geothermal or mineral resources. The land may also need special management consideration due to the presence of natural hazards; e.g., avalanches, earthquake faults, flood hazards, or landslide or rockfall hazards.	40 acres or 1/4 of 1/4 section	5% (maximum disturbance area is 10%)	1 du/lot + accessory bldg.
Agriculture (AG)	To preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture.	2.5 acres (but varies by area)	40%	1 du/lot + accessory bldg.
Scenic Area Agriculture (SAA)	1) To recognize existing & historic uses as certified by USFS in its Private Land Certification Process and, within constraints of the Mono Basin National Forest Scenic Area Plan, to allow further limited-scale development and new uses consistent with purposes of the Scenic Area. Emphasis is on new uses that would provide recreational, interpretive, visitor & research services & opportunities while maintaining a natural and rural-appearing landscape; 2) To preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture, consistent with the Mono Basin National Forest Scenic Area.	10,000 sf (2 ac. minimum District Area)	70%	1 du/lot + accessory bldg.
Open Space (OS)	To protect and retain open space for future generations. These lands may be valuable for resource preservation (e.g., visual open space, botanical habitat, stream environment zones, etc.), low-intensity recreational uses, mineral resources, or other reasons.	None	10%	1 du/80 acres + accessory dwelling unit
Natural Habitat Protection (NHP)	To protect sensitive environmental habitats by minimizing site disturbance and development. Private lands placed in this district contain valuable wildlife habitat, scenic resources, and/or areas subject to natural hazards. Lands contained in this district are high priorities for land exchanges into public holding or purchases by	2 ac. (5 ac. minimum District Area)	5% (maximum 10% site disturbance)	1 du/lot + accessory bldg.

	land conservation organizations.			
Resource Extraction (RE)	To provide for protection of the environment & resource extraction activities in a manner consistent with the county General Plan and applicable state & federal laws. The designation is also intended to provide for processing plants utilizing on-site materials or materials found in close proximity to the site. The RE Designation is intended to be applied only in areas with existing or proposed and permitted resource development activities.	40 acres or 1/4 of 1/4 section	None	Residential uses not permitted
Specific Plan (SP)	To provide for planned development in areas outside existing communities, or on large parcels of land in or adjacent to existing communities. The SP designation may also be applied to provide direction for potentially conflicting or incompatible land uses. The designation may also be used to "plan for future land uses in the vicinity of, and access routes serving" surface mining.	To be determined by the Specific Plan.	To be determined by the Specific Plan.	To be determined by the Specific Plan.

4.1.4 REGULATORY SETTING

4.1.4.1 Federal Regulations

Federal Land Policy and Management Act (FLPMA).² FLPMA was enacted in 1976 to establish a unified approach to the management and preservation of public lands that have not been set aside for national forests and parks, wildlife preservation areas, military bases or other federal purposes. The guiding principle of FLPMA is to protect the quality of resources on such lands. The BLM administers the FLPMA and is responsible for the management of roughly 261 million acres of public land in the US (about 12% of total land area). The FLPMA requires BLM to establish a management planning process that accommodates multiple uses and achieves sustained yields of natural resources. The BLM responsibilities include periodic inventory of all public lands and resources thereon. The FLPMA sets a goal of preserving and protecting public lands in their natural condition to the extent possible, and retaining federal ownership of public lands unless it is in the national interest to dispose of them. Uses of lands managed by BLM include commerce (livestock grazing, mineral extraction, logging), recreation (fishing, hunting, birding, boating, hiking, biking, off-roading), and conservation (biological, historical, cultural resources). Some lands are withdrawn from these public functions to serve a particular use; such withdrawals are temporary unless made permanent through congressional action. The planning priorities of BLM include: a) implement principles of multiple use of public lands and sustained yields of resources; b) use a systematic, interdisciplinary approach; c) give priority to areas of critical environmental concern; d) consider the present and potential uses of public lands; e) consider the relative scarcity of the various values of public lands; f) weigh long-term and short-term public benefits; g) comply with applicable pollution control laws; and h) coordinate land-use planning with other federal and state agencies also involved.

USDA Forest Service, Inyo National Forest Assessment.³ The Inyo National Forest Assessment fulfills a key step in the process for revision of the Inyo National Forest’s Land and Resource Management Plan. It provides updated information about relevant ecological, economic, and social conditions, trends, and sustainability and their relationship to the current land resource management plan within the context of the broader landscape. Land and resource management plans establish requirements and constraints for management decisions in a national forest or grassland. The update process, current under way, will proceed from the forest assessment to a revision of the *Land and Resource Management Plan*, followed by monitoring. The process takes an integrated and holistic approach that balances ecological processes with social and economic systems based on best available science, and emphasizes collaboration with stakeholders and transparency of process. The Assessment notes that declining budgets and increasing public demand have created greater need for collaboration between the Inyo NF and its many partners, including Mono County. Partners support the Inyo NF by offering interpretive programs, opportunities for volunteer work and citizen stewardship, and special events to connect people with nature.

² University of Colorado, Boulder website: <http://www.colorado.edu/AmStudies/lewis/west/flpma.htm>, accessed 3-25-15.

³ USDA Forest Service, draft *Inyo National Forest Assessment*, November 2013.

USDA Forest Service, Toiyabe Land & Resource Management Plan of 1986. The Forest Plan guides natural resource management activities and establishes management standards and guidelines for the Humboldt National Forest including resource management practices, levels of resource production and management, and the availability and suitability of lands for resource management. The Forest Plan complies with provisions of the National Forest Management Act (NFMA) as well as other guiding regulations and documents. Forest Plan prescriptions, standards and guidelines reflect management direction but subject to annual budgeting in terms of services, outputs, projects and rates of implementation. The USFS notes that work on the Forest Plan revision for the Humboldt-Toiyabe National Forest was suspended in May 2009 so that resources and personnel could be devoted to travel management, environmental analysis of grazing, fire and fuels management, and implementation of the American Recovery and Reinvestment Act. A public announcement will be issued when the Forest Plan revision is reinitiated.⁴

4.1.4.2 State Regulations

California Government Code (CGC). CGC §65300 requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development. To achieve this long-range development mandate, the General Plan process requires a complex set of analyses, comprehensive public outreach and input, and public policy to guide a vast range of topic areas. State law identifies seven required General Plan elements including Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. Additional elements may be provided at the discretion of the local agency. State law also specifies the content of general plans. A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. This EIR is addressed to a comprehensive update of the *Mono County General Plan* that conforms with all applicable requirements of CGC §65300.

California Airport Land Use Planning Handbook. The State Aeronautics Act sets forth requirements for airport land use compatibility planning. The 2011 California Airport Land Use Planning Handbook (Caltrans 2011) provides guidance for determining consistency between a general plan and an Airport Land Use Commission’s (ALUC’s) Compatibility Plan. General Plan amendments must be consistent with any applicable Airport Land Use Plan unless a local government governing body overrules the plan by a 2/3 vote and makes certain findings (CGC §65302.3(a)). Prior to amending a General Plan, a local agency must refer the proposed amendment to the ALUC.

California Department of Parks and Recreation. The mission of the California Department of Parks and Recreation is to provide for the health, inspiration and education of California people by helping to preserve biological diversity, to protect natural and cultural resources, and to create opportunities for high-quality outdoor recreation. The park system includes two state parks in Mono County: Bodie State Historic Park (a genuine gold-mining ghost town that once had a population of nearly 10,000 residents and is today preserved in a state of ‘arrested decay’), and Mono Lake Tufa State Natural Reserve (established to preserve the ‘tufa towers’ as well as the 65-square mile surface of Mono Lake, and wetlands and other habitat for the 1-2 million birds that annually feed and rest at Mono Lake).

Military Land Use Compatibility Planning Requirements. Pursuant to SB 1468 (2002), CGC §65302 requires local governments to consider impacts to military operations in the General Plan. CGC §65302 stipulates a notification process, and also requires that the General Plan Land Use Element consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing or designating land uses on lands adjacent to military facilities and military aviation routes and airspace. The requirements of CGC §65302 are valid statewide. Other elements of the General Plan must also consider military compatibility. For example, the Circulation Element must include any military airports and ports, and be correlated with the Land Use Element of the General Plan. (CGC §65302(b)(1)). The Conservation/Open Space Element must consider the effect of development within the jurisdiction, as described in the Land Use Element, on natural resources located on public lands, including military installations. (CGC §65302(d)(1)). The Noise Element must analyze and quantify, to the extent practicable, current and projected noise levels for ground stationary noise sources, including

⁴ Forest Service website: http://www.fs.usda.gov/detail/htnf/landmanagement/planning/?cid=fsmg_026859, accessed 3-25-15.

military installations identified by local agencies as contributing to the community noise environment. (CGC §65302(f)(1)(F)).

Natural Communities Conservation Plan. The Natural Communities Conservation Plan (NCCP) program, which began in 1991 under the state's Natural Community Conservation Planning Act, is a broad-based ecosystem approach that identifies and provides for the regional or area-wide protection of plants, animals, and their habitats, while allowing compatible land use and economic activity. At this time, there are no adopted Habitat Conservation Plans (HCP), Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans in the Mono County RTP/General Plan update study area. Moreover, approval of the proposed RTP/General Plan update would not constitute approval of or entitlement for any development or infrastructure projects.

However, the USFWS and LADWP have entered into a formal process to address threatened and endangered species and their habitat on all city-owned lands throughout the Owens River Valley (310,000 acres in whole), portions of which enter the Mono County RTP/General Plan Update study area. The draft HCP proposes to cover seven species including four federally endangered species (Owens pupfish, Owens tui chub, Least Bell's Vireo, and Southwestern Willow Flycatcher) as well as the Bi-State sage grouse population. Since all of the target species use riparian habitat, the HCP project area will focus on riparian systems including rivers, tributaries and wetlands that occur on LADWP-owned lands extending from the Upper Owens River south to Owens Dry Lake. The effort has received over \$182,000 through a USFWS Cooperative Endangered Species Conservation Fund-Habitat Conservation Planning Assistance Grant (FY 2013).⁵ CDFW also administers a Local Assistance Grants program and works in concert with the Wildlife Conservation Board (WCB) to acquire high-value habitat lands.

State Lands Commission. The State Lands Commission manages 4 million acres of California tidelands and submerged lands and the beds of navigable rivers, streams, lakes, bays, estuaries, inlets and straits (collectively referred to as 'sovereign or public trust lands'). The Commission also monitors sovereign lands granted in trust to roughly 75 local jurisdictions, administers the mineral rights on lands under the jurisdiction of other agencies, and manages lands granted by Congress to support California public schools. The Commission works to protect and enhance these lands and natural resources by issuing leases for use or development, resolving boundaries between public and private lands, promoting public access, and implementing regulatory programs to shield state waters from oil spills and invasive species introductions. Through its actions, the Commission secures and safeguards the public's access rights to waterways and the coastline and preserves irreplaceable natural habitats for wildlife, vegetation, and biological communities.

Williamson Act. The California Land Conservation Act of 1965, also known as the Williamson Act, enables local governments to enter into contracts with private landowners to restrict parcels of land to agricultural or open-space use while promoting growth patterns consistent with local planning priorities. In return, landowners receive property tax assessments that are much lower than normal because the assessments are based on farming and open-space uses as opposed to full market value. The minimum contract term is 10 years; contracts automatically renew on the anniversary date unless the landowner or local government initiates non-renewal procedures. There were approximately 12,500 acres of land in Williamson Act contracts in Mono County as of 2008.

4.1.4.3 Regional and Local Regulations

Mono County Zoning Ordinance. As noted in the introduction to this section, Mono County in 2000 integrated its Zoning Code into the General Plan Land Use designations. To this end, the Mono County General Plan Land Use Element contains not only policies and land use designations, but also land development regulations. The land development regulations govern the use of buildings, signage, size and layout and intensity of uses, parking requirements, allowed lot coverage, setbacks and other similar standards. In concert, the policies, designations and regulations serve the General Plan goal to "maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors." They also serve the accompanying objective

⁵ U.S. Fish and Wildlife Service, *FY 2013 Cooperative Endangered Species Conservation Fund, Project Descriptions Arranged by State*, <http://www.fws.gov/endangered/esa-library/pdf/FY%2014%20CESCF%20RFP%20Grant%20Announcement%20Standard%20Format.FINAL.pdf>.

to “accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural and recreational resources and that is consistent with the capacities of public facilities and services.”

Local Agency Formation Commission (LAFCO). The responsibilities and authority of LAFCO are based on four key objectives that include a) encouraging the orderly formation of local agencies, b) preservation of open space and agriculture, c) discouraging urban sprawl, and (d) encouraging the efficient delivery of services to customers. In this context, LAFCOs have authority to regulate boundary changes proposed by public agencies, based on LAFCO law and the policies, procedures and guidelines of the local planning authority (in this case, Mono County and the Town of Mammoth Lakes). LAFCO also is responsible for adopting the 'Sphere of Influence,' which represents the physical boundary and service area that a local agency is expected to serve over a 20-year period. As part of the SOI adoption process, LAFCO prepares Municipal Service Reviews (MSRs) (discussed in EIR §4.13) to ensure that services can be provided efficiently and economically. LAFCO has authority to initiate proposals for the dissolution, merger, or consolidation of special districts where MSR findings indicate that customers would benefit from such actions. Agencies must obtain LAFCO approval to enter into service contracts to provide services to areas located outside the approved boundary.

Town of Mammoth Lakes General Plan. The Town of Mammoth Lakes updated its General Plan in 2007. The Plan includes a vision statement that focuses on environmental sustainability, development of a diverse and strong economy, adequate housing, top-level resort amenities, limited growth, high design standards and varied transportation options. The General Plan offers community goals for each element, as summarized in Table 4.1-6.

TABLE 4.1-6: Town of Mammoth Lakes General Plan Goals

GP ELEMENT	GOAL #	GOAL DESCRIPTION
Economy	E-1	Be a premier destination community to achieve a sustainable year-round economy.
	E-2	Achieve sustainable tourism by building on area’s natural beauty, recreational, cultural & historic assets.
	E-3	Achieve a more-diversified economy & employment base consistent with community character.
Arts, Culture, Heritage and Natural History	A-1	Be stewards of Mammoth’s unique natural environment.
	A-2	Be a vibrant cultural center by weaving arts and local heritage and the area’s unique natural history into everyday life.
	A-3	Encourage public art and cultural expression throughout the community.
Community Design	C-1	Improve and enhance the community’s unique character by requiring a high standard of design in all development in Mammoth Lakes.
	C-2	Design the man-made environment to complement, not dominate, the natural environment.
	C-3	Ensure safe and attractive public spaces, including sidewalks, trails, parks & streets.
	C-4	Be stewards of natural and scenic resources essential to community image and character.
	C-5	Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars & night sky.
	C-6	Enhance community character by minimizing noise.
Neighborhood/District Character-Land Use	L-1	Be stewards of the community small-town character & charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.
	L-2	Substantially increase housing supply available to the workforce.
	L-3	Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.
	L-4	Be the symbolic and physical heart of the Eastern Sierra: the regional economic, administrative, commercial, recreational, educational and cultural center.
	L-5	Provide an overall balance of uses, facilities and services to further the town’s role as a destination resort community.
	L-6	Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.
Mobility	M-1	Develop and implement a town-wide way-finding system.
	M-2	Improve regional transportation system.
	M-3	Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting Level of Service standards.

Parks, Open Space and Recreation	M-4	Encourage feet first by providing a linked year-round recreational and commuter trail system that is safe and comprehensive.
	M-5	Provide a year-round local public transit system that is convenient and efficient.
	M-6	Encourage alternative transportation and improve pedestrian mobility by developing a comprehensive parking management strategy.
	M-7	Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet-first initiative.
	M-8	Enhance small-town community character through transportation system design.
	M-9	Improve snow and ice management.
	P-1	Maintain parks & open space in and adjacent to town for outdoor recreation & contemplation.
	P-2	Provide additional parks within town.
	P-3	Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.
	P-4	Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
Resource Management and Conservation	P-5	Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.
	R-1	Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.
	R-2	Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.
	R-3	Preserve & enhance the exceptional natural, scenic, recreational value of Mammoth Creek.
	R-4	Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.
	R-5	Minimize erosion and sedimentation.
	R-6	Optimize efficient use of energy.
	R-7	Be a leader in use of green building technology.
	R-8	Increase use of renewable energy resources; encourage conservation of existing energy sources.
	R-9	Reduce volume of solid waste.
	R-10	Protect health of community residents by assuring that the town of Mammoth Lakes remains in compliance with or improves compliance with air quality standards.
Public Health and Safety	R-11	Reduce greenhouse gas emissions.
	S-1	Support high-quality health care and child care for Mammoth Lakes' residents and visitors.
	S-2	Keep Mammoth Lakes a safe place to live, work and play.
	S-3	Minimize loss of life, injury, property damage & natural resource destruction from all public safety hazards.
	S-4	Maintain adequate emergency response capabilities.
	S-5	Support high-quality educational services & life-long learning resources in the community.
	S-6	Enhance quality of life by encouraging & supporting high quality facilities & services.

4.1.5 THRESHOLDS OF SIGNIFICANCE⁶

Consistent with Appendix G of the CEQA Guidelines, the proposed RTP/General Plan update project will be considered to have a significant impact on land use and planning if it will:

- a) **Physically divide an established community**
- b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect**

⁶ EIR §4.4 (Biology) discusses project potential to conflict with applicable habitat conservation plans or natural community conservation plan.

4.1.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES

IMPACT 4.1(a): Would implementation of the proposed RTP/General Plan Update physically divide an established community?

LESS THAN SIGNIFICANT IMPACT: The lands in Mono County are characterized by a many features and characteristics that serve to physically divide established communities. US 395 is a key physical barrier for many communities (particularly Bridgeport and Lee Vining), and although the highway is not under their direct control, these communities have developed specific design guidelines (discussed more thoroughly in EIR §4.2, Transportation) that serve to strengthen retail opportunities and increase connectivity, mobility, pedestrian comfort and other values consistent with the Complete Streets policies and walkable communities concepts while limiting highway speeds and optimizing parking. Many Mono County communities experience seasonal land use barriers in the form of restricted access due to snow or avalanche, or restrictions imposed by state, federal and local agencies that manage public resources. Topographic and physical barriers also divide Mono County communities, including barriers created by lakes and streams, hillsides and other features, as do regulations that limit land uses and/or access in order to protect sensitive natural resources (such as deer migration and sage grouse leks).

The importance placed on land use compatibility and cohesiveness is evident in the Mono County Vision Statement: *The environmental and economic integrity of Mono County shall be maintained and enhanced through orderly growth, minimizing land use conflicts, supporting local tourist and agricultural based economies, and protecting the scenic, recreational, cultural, and natural resources of the area. The small-town atmosphere, rural-residential character and associated quality of life will be sustained consistent with community plans. Mono County will collaborate with applicable federal, state and local entities in pursuing this vision through citizen-based planning and efficient, coordinated permit processing.* This vision is supported by the individual area plans, and by a strong community-based planning process.

As noted in the background discussion, the proposed General Plan Land Use Element update has been extensively reviewed, over a period of several years, by Regional Planning Advisory Committees and landowners throughout Mono County. The proposed land uses are a direct outgrowth of that process, and a reflection of the consensus goals of residents in each of the community areas within the Mono County boundary. Table 4.1-7 below summarizes total acreage by land use designation as shown in the existing 2001 Land Use Element, and as proposed in the current RTP/General Plan Update.

Although Table 4.1-7 points to substantial changes in acreage for a number of designations, these changes are largely the result of the more precise mapping utilized in this 2015 *General Plan Update*. Occasions on which land use designations were formally modified to reflect a change in intended use are limited to the following:

- **Conway Ranch:** Repeal of the Conway Ranch Specific Plan, as proposed with the current *Draft General Plan Update*, would re-designate approximately 855 acres of land currently designated as Specific Plan (as shown in the 2001 General Plan) to Open Space; an additional three acres of land currently developed with single-family homes would be re-designated from Specific Plan to Single-Family Residential.
- **General Plan Amendments:** General Plan Amendments, typically associated with small development projects and approved since the overall 2001 *General Plan Update*, account for all of the additional formal re-designations of land that reflect a change in the intended use.

The remaining acreage modifications result from the improved GIS mapping and analysis tools. The most significant improvement in analysis was the ability to easily remove publicly owned lands from the private land analysis. For example, parcels dedicated to publicly owned water infrastructure within a residential neighborhood are often given the same residential designation as the surrounding neighborhood and previously would have been analyzed as land with additional residential growth potential. When publicly owned, this type of parcel was removed from the private land analysis.

A second significant improvement is in the GIS ability to accurately map the area of each parcel rather than relying on hand measurements (rulers on a paper map) or recorded acreages. The increased measurement accuracy typically resulted in a reduction in total acreages, particularly on larger parcels that have not been formally surveyed. For example, a parcel designated as Agriculture previously shown with exactly 40 acres of recorded acreage may in fact comprise 38 acres when measured with the accuracy of GIS.

A third significant change is the discontinuation of the practice of giving public lands, typically USFS and BLM adjacent to community areas (in an attempt to encourage land trades) designations of Specific Plan, Public Facilities or even Resource Extraction. Additionally, possessory (i.e., taxable) interests on USFS lands were often designated according to the possessory use rather than the underlying parcel designation: as an example, summer home tracts were often designated as Single-family Residential despite the underlying parcel having a Resource Management designation. While these designations have not changed, they are no longer included in the private lands analysis.

Finally, while not affecting the total acreages of each land use designation countywide, some changes in the planning area boundaries, for example the merger and expansion of the "South" and "North" Mono Basin planning areas to encompass the entire basin, have resulted in major changes to land use designation totals when analyzed at an area plan scale.

Thus, direct land use designation changes from the 2001 General Plan are minimal, and the details are explained in the extensive footnotes to Table 4.1-7. The reader is encouraged to review the Table 4.1-7 footnotes provided below.

LAND USE DESIGNATION	2001 LUE		PROPOSED 2015 LUE		% Change in Acres, 2001-2015	% Change in Units, 2001-2015
	TOTAL AC	MAX DU ALLOWED	TOTAL ACRES	MAX UNITS ALLOWED		
AG - Agriculture	79,156 ⁶	7,124	77,177	9,275 ⁷	-2.5%	+30.2%
C - Commercial	173	2,595	157	1,762	-9.2%	-32.1%
CL - Commercial Lodging	41	615	44	502	+7.3%	-18.4%
ER - Estate Residential	4,426	1,798	4,454	1,453	+0.6%	-19.2%
I - Industrial	94	--	81	44 ⁸	-13.8%	NA (see fn 9)
IP - Industrial Park	41	--	22	7 (see fn 11)	-46.3%	NA (see fn 9)
MFR - Multifamily Residential	58	760	50	547	-13.7%	-28.0%
MU - Mixed Use	380	5,700	302	3,403 ⁹	-20.5%	-40.3%
NHP - Natural Habitat Protection	31	6	40	8	+29.0%	+33.3%
PF - Public Facilities	555	--	6 ¹⁰	7	-98.9% (see fn 11)	NA
RE - Resource Extraction	556	--	139	2 ¹¹	-75.0%	NA (see fn 12)
RM - Resource Management	29,810	745	31,469	736	+5.6%	-1.2%
RMH - Rural Mobile Home ¹²	508	417	442	384	-13.0%	-7.9%
RR - Rural Residential	4,201	1,076	4,021	992	-4.3%	
RU - Rural Resort	573	--	344	70 ¹³	-40.0%	NA (see fn 15)
SAA - Scenic Agriculture	4	4	3	10	-25%	+150%

⁷ The increase results from detailed GIS-/polygon-based analysis of land suitability and parcel characteristics conducted for this update.

⁸ The 2015 assessment reflects existing permitted uses that allow caretaker units on some industrial sites (including Sierra Business Park, where one caretaker unit is permitted for each lot). The potential for caretaker units was not accounted for in the 2001 assessment.

⁹ The 2001 LUE mischaracterized substantial acreage as MU; that acreage has now been reallocated to the appropriate use designations.

¹⁰ With improved GIS technology, substantial acreage shown in the 2001 Land Use Element as 'private land' has now been accurately characterized as 'public land' (e.g. schools, fire districts, county yards.), a small amount of private land remains, serving public functions (churches & cemeteries).

¹¹ Due to improved GIS technology, 417 acres shown in 2001 LUE as 'resource extraction' are now accurately characterized as 'public land'; remaining 139 acres now verified as private land designated for resource extraction.

¹² The 2001 RMH designation included acreage for lands designated as MHS (Manufactured Housing Subdivision).

¹³ The 2001 RU use designation shows no residential potential due to lack of subdivision potential & known development plans; however, the 2015 analysis assumes build-out potential for up to 1 unit per 5 acres.

SC–Service Commercial	12	--	8	32 (see fn 15)	-33.3%	NA (see fn 15)
SFR –Single-Family Residential	1,027	3,981	899	2,732	-12.5%	-31.4%
SP – Specific Plan	1,745	2,264	957	1,582	-45.2%	-30.1%
OS – Open Space	68,377	848	82,096 ¹⁴	1,026 ¹⁵		
TOTAL PRIVATE LANDS	192,359	27,929	202,711	24,607	+5.4%	-11.9%

Residents in most Mono County communities place a high priority on consistency and continuity, with particular emphasis on actions that will maintain and enhance the sense of community. Table 4.1-7 summarizes total acreage changes by land use designation countywide and Table 4.1-8 summarizes the designations for each community area, again comparing 2001 and proposed 2015 Land Use Element data, site specific changes are noted in the footnotes of both tables. As explained above, most of the changes shown are comparatively minor and a direct result of fine-tuning made possible with use of GIS and polygon analysis, as well as repeal of the Conway Ranch Specific Plan, General Plan Amendments approved since 2001, and refinements to planning area designations and boundaries.

TABLE 4.1-8: Land Use Designations by Community, Existing 2001 Land Use Element, and Proposed 2015 Land Use Element		
LAND USE DESIGNATION	2001 LUE Acreage	Proposed 2015 LUE Acreage (privately owned lands only)
ANTELOPE VALLEY		
AG - Agriculture	14,894	15,047
ER - Estate Residential	585	411
MU - Mixed Use	180	208
RM–Resource Management	540	467
RMH–Rural Mobile Home	65	69
RR–Rural Residential	1,511	1,859
RU – Rural Resort	11	30
SP – Specific Plan	260	248
BRIDGEPORT		
AG - Agriculture	24,823	24,270
C - Commercial	26	27
ER - Estate Residential	296	285
I – Industrial	0	3
IP – Industrial Park	21	22
MFR–Multifamily Residential	27	28
MU - Mixed Use	39	40
RM–Resource Management	854	399
RR–Rural Residential	36	35
RU – Rural Resort	124	119
SC–Service Commercial	2	1

¹⁴ The 2001 assessment included the Mono Lake Visitor Center & OS areas of DWP, WRID, Sierra Pacific Power and SCE; the 2015 assessment includes all of these areas plus some of the acreage owned by CDFW and the Wildlife Conservation Board, plus lands below the Crowley, Bridgeport and Topaz reservations that was not included in 2001, plus the 548 acres that had been mischaracterized in 2001 as PF-public facilities (per footnote 4 above), plus the 417 acres that had been mischaracterized in 2001 as RE-resource extraction.

¹⁵ Of the 82,096 acres of lands designated as 'open space,' 61,721 are owned by LADWP; 4,302 are owned by Walker River Irrigation District, 946 are owned by Sierra Pacific Power, 1,336 are owned by SCE, and 2,200 are inside the Mammoth Lakes town boundaries. Both the 2001 and 2015 LUE allow for 1 residential unit per 80 acres of open space land, in part because LADWP infrastructure and ranching activities often include limited onsite employee housing; this assumption was also applied to the open space lands (CDFW, Wildlife Conservation and land below the reservoirs) that were added in 2015.

SFR –Single-Family Residential	199	129
SP – Specific Plan	167	83
BODIE HILLS		
AG - Agriculture	14,251	12,465
RM–Resource Management	0	513
RU – Rural Resort	155	145
HAMMIL		
AG - Agriculture	6134	6090
RM–Resource Management	355	519
RR–Rural Residential	411	352
MONO BASIN		
AG - Agriculture	255	293
C - Commercial	28	53
ER - Estate Residential	301	400
I – Industrial	18	5
PF–Public Facilities	37	2
RM–Resource Management	4807	10,440
RR–Rural Residential	301	318
SAA–Scenic Ag	0	3
SC–Service Commercial	3	4
SFR –Single-Family Residential	194	170
WHEELER CREST/PARADISE¹⁶		
ER - Estate Residential	953	849
RM–Resource Management	0	3
SFR –Single-Family Residential	NA	45
SP – Specific Plan	NA	85
OUTSIDE PLANNING AREA (includes Oasis, Sonora & --2001 only -- Paradise)		
AG - Agriculture	10,999	9,840
ER - Estate Residential	1367	1582
RM–Resource Management	21,683	13,347
SP – Specific Plan	132	49
MAMMOTH VICINITY (includes Upper Owens)		
AG - Agriculture	3084	3809
I – Industrial	36	33
RE–Resource Extraction	304	139
SP – Specific Plan	141	261
SWAUGER		
ER - Estate Residential	348	346
LONG VALLEY		
AG - Agriculture	3	3
C - Commercial	39	35
ER - Estate Residential	349	422
MFR–Multifamily Residential	13	4
MU - Mixed Use	37	33

¹⁶ Note that Paradise was counted as an outside planning area in 2001, and thus the 2001 land use designations for Paradise are reflected in the numbers shown for the Outside Planning Area in 2001.

PF–Public Facilities	34	3
RM–Resource Management	0	59
RR–Rural Residential	143	71
SC–Service Commercial	1	0.4
SFR –Single-Family Residential	339	338
CHALFANT		
AG - Agriculture	1136	1166
C - Commercial	1	1
ER - Estate Residential	109	151
RM–Resource Management	162	153
RMH–Rural Mobile Home ¹⁷	443	363
SC–Service Commercial	3	3
BENTON		
AG - Agriculture	3578	4194
C - Commercial	15	22
I – Industrial	40	40
MU - Mixed Use	110	10
PF–Public Facilities	45	1
RM–Resource Management	893	940
RR–Rural Residential	1799	1386
JUNE LAKE		
C - Commercial	26	19
CL –Commercial Lodging	41	44
ER - Estate Residential	9	8
MFR–Multifamily Residential	18	18
MU - Mixed Use	14	11
NHP–Natural Habitat Protection	31	40
SFR –Single-Family Residential	164	177
SP – Specific Plan	145	280

Conway Ranch Conservation Easement.¹⁸ Conway Ranch comprises approximately 811 acres just northwest of Mono Lake. The property contains numerous important habitat and historic values. In 1990, Mono County approved a Specific Plan for the site, with uses including a resort lodge and cabins, residential uses (single-family, townhouse and mini-lodges), recreation, open space, and infrastructure. During the early 1990s, lot sales were halted and (apart from seven homes) the development was never built. In 1995, The Trust for Public Land (TPL) acquired an option to purchase the property and thereafter approached Mono County about a potential transaction that would result in TPL exercising its option in order to sell the property to Mono County. The County was receptive to the concept, provided that funding could be acquired from grant sources. Mono County succeeded in obtaining grant funds, including an Environmental Enhancement and Mitigation Program grant from Caltrans. In general, the purposes of these grants were to protect and preserve the natural, open space, scenic, historic, habitat, and public access values of the property in perpetuity, while allowing for the continuation of the existing fish-rearing, grazing, and public access. In 1997 the TPL entered into an MOU with Mono County, followed by a Purchase and Sale Agreement, to effectuate such a transaction. By the end of 2000, TPL had conveyed approximately 808 acres to Mono County and 220 acres to the Bureau of Land Management in a complex, multi-phase real estate transaction that utilized federal, state, and foundation grant funding. The Caltrans grant imposed on Mono County certain use restrictions and also specified certain allowable uses. Fish rearing was among the uses that would be allowed on a restricted portion of the site. Over

¹⁷ The 2001 RMH designation included acreage for lands designated as MHS (Manufactured Housing Subdivision).

¹⁸ Eastern Sierra Land Trust, *Conway and Mattly Ranches Conservation Easement Baseline Documentation Report*, November 2014.

time, it became apparent that the fish-rearing uses were associated with economic and tourist benefits that warranted expanded operation.

In 2013, the County and Caltrans entered into a Memorandum of Understanding that allowed the County to repay a portion of the grant funds, thereby freeing approximately 75 acres of the property for additional uses. In turn, the County would grant a conservation easement to the Eastern Sierra Land Trust for the remainder of the property. In December 2014, the Conservation Easement for the Conway Ranch was executed. The goals of the Conservation Easement include:

- Ensure that the Property will be retained forever in its relatively natural, scenic, and open-space condition, and that the Conservation Values will be protected;
- Protect plant, wildlife species and habitat, such as wildlife migration corridor (mule deer, mountain lions) resident wildlife, songbirds and waterfowl, plant and butterfly species;
- Protect surface and groundwater resources and the wetlands, meadows, riparian habitats, and perennial freshwater springs that they support;
- Protect open space and scenic resources;
- Protect historic resources, including homestead, ranch buildings, corrals and Native American cultural resources;
- Allow for public access for compatible recreation and educational purposes; and
- Protect connectivity to other public and protected open-space properties.

The Conservation Easement also identifies the reserved rights of Mono County, including:

- Commercial fish rearing within the 75-acre designated Aquaculture Area;
- Commercial livestock grazing on the property, in accordance with the Management Plan, including maintenance of irrigation ditches and fences;
- Continued public access, recreation, and enjoyment; and
- All rights not specifically restricted by the conservation easement or the existing grant agreements.

Development rights include (subject to ESLT approval and CEQA documentation): a) expanded aquaculture operation and (with additional approval from Caltrans and State Parks as well as cooperation of state and federal wildlife agencies); b) a facility to aid in the recovery of endangered species with a focus on the Lahontan Cutthroat Trout; and c) public access infrastructure such as signage, picnic tables, a parking area and a pit-toilet facility. Prohibited uses would include subdivision; residential, commercial or industrial uses of the property except as specifically permitted in the Management Plan; uses that would impact historic resource, wetlands and riparian areas; oil, gas and mineral exploration of any kind; power generation, collection or transmission except for a small-scale solar facility for onsite use; billboards and advertising except as expressly allowed; and any sale or transfer of water rights.

The current Management Plan addresses a wide range of uses and activities on the site including: a) site management as a sustainable working landscape that is compatible with identified conservation values; b) public access, recreation, education and infrastructure; protection of historic resources; and c) on-site aquaculture and grazing as the only permissible nonprofit or County commercial uses of the site and subject to conservation values; construction, maintenance and repair of onsite roads and trail; communications between funders, lessees, licensees, easement holder and regulatory agencies; restoration; enhancement and study of natural resource; and property restoration at such time as aquaculture and grazing activities cease.

The Conway Ranch Conservation Easement has substantially reduced the potential for environmental impacts that would have occurred had the 1990 Specific Plan gone forward. Some 20 years after that private project was halted, the property is now publicly owned and poised to serve a range of conservation purposes that will protect natural resources on the site while allowing public access and supporting economic development through the aquaculture and grazing activities. At the level of detail provided in this *draft RTP/General Plan Update*, the Conway Ranch Conservation Easement project will have significant and long-term environmental benefits. A detailed analysis of environmental effects associated with the proposed development rights will be undertaken as part of the required CEQA review.

Summary. The land uses allowed under the proposed General Plan provide opportunities for cohesive new growth primarily in locations in or directly adjacent to existing community development boundaries, as guided by the RPACs in each community. None of the proposed changes would create physical divisions within the communities; developments would be subject to numerous plans, policies and actions (as reviewed in the section below) that require uses to complement the character of the existing community, provide connectivity between land uses, and support specific goals and policies identified in each community area. The proposed General Plan Land Use Element update does not propose to re-designate any open-space lands for development (in fact, lands in Conway Ranch that are currently designated for development would be re-designated as open space), nor does it allow for major new infrastructure projects that would divide existing neighborhoods and create potential for long-term land use divisions associated with growth. In summary, the changes proposed to the General Plan Land Use Element are largely the result of enhanced mapping tools, better characterization of uses, and changes proposed for Conway Ranch. In consideration of the information above, it is concluded that the proposed *General Plan Update* would pose a **less than significant risk** of physically dividing any existing Mono County community.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL IMPACTS

Please refer to Table 4.1-9 in EIR Appendix D.

<p>IMPACT 4.1(b): Would implementation of the proposed RTP/General Plan Update conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>
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State CEQA Guidelines §15125(d) requires that an EIR analyze the potential for inconsistencies between the project (in this case, implementation of the Draft *RTP/General Plan* and related planning initiatives) and other relevant plans, programs and regulations. The current Mono County General Plan update is comprehensive in scope. It addresses all seven of the mandatory General Plan elements, as well as a wide range of additional planning initiatives. Each is profiled below in terms of conformity to applicable plans, policies and regulations of agencies with jurisdiction.

Land Use Element. CGC §65300 requires each county to "adopt a comprehensive long-term general plan for the physical development of the county." The Mono County General Plan Land Use Element serves, along with other adopted General Plan elements, as a foundation for all land use decisions. The General Plan expresses the land use and development goals of the County as a whole, as well as the individual communities served by the County. All private subdivisions and public works projects must be consistent with the General Plan; if inconsistent, the General Plan must be amended. CGC §65455 requires that zoning, subdivision and public works projects must be consistent with the General Plan. Consistency means that the project will, in consideration of all its aspects, further (and not obstruct) the objectives and policies of the General Plan.¹⁹

Mono County in 2000 merged its Land Use Regulations (Zoning and Development Code) into the General Plan by developing a single set of land use designations to replace the earlier General Plan Land Use Designations and Zoning Districts. As part of the effort, Mono County incorporated four zoning designations into the General Plan: Rural Mobile Home (RMH); Service Commercial (CS); and Resource Extraction (RE); and Natural Habitat Protection (NHP). The General Plan-Municipal Code integration had three main goals: 1) reduce the confusion resulting from use of a two-tiered system; 2) signify the close relationship between the new implementing regulations and policies contained in the General Plan; and 3) recognize that proposals for changed land use designation occur infrequently in Mono County compared with many other jurisdictions. The action also enabled the County to ensure that zoning designations are consistent with General Plan designations, as required by

¹⁹ California Office of Planning and Research, *The Planner's Guide to Specific Plans*, http://ceres.ca.gov/planning/specific_plans/sp_parts.html

California planning law. Inconsistent zoning and General Plan designations are not uncommon. California law requires that the Zoning Code be revised to reflect the adopted General Plan within a “reasonable” period of time, which is typically one year. However, although there is no limit on State law pertaining to the frequency of zoning changes, state law does limit General Plan amendments to a maximum of four per year. As a result, many agencies experience conflicts between the Zoning Ordinance and General Plan. By merging the zoning with the General Plan, Mono County has signified that consistency is a primary goal and objective of its planning efforts. The County’s long-term planning and land use regulations will therefore be simultaneously updated upon approval of the proposed *RTP/General Plan* update project. No mitigating policies are required or proposed.

General Plans must be updated and kept current. Although there is no fixed interval for updates, the Office of Planning and Research (OPR) is required to notify a city or county when its general plan has not been revised within eight years and, if its general plan has not been updated within 10 years OPR must also notify the Attorney General. The notifications do not signify that the plan is necessarily out of date, but instead serve as a reminder to periodically review and update the general plan. The last update to the Mono County General Plan Land Use Element occurred in 2001, indicating that the current update is well within the timeframe for a comprehensive update (the Housing Element was updated during 2014).

Regional Transportation Plan (RTP). Recommendations contained in the *Draft 2015 RTP* focus on the maintenance of existing roads and highways, projects for expanded interregional and multi-modal circulation, pursuit of state highway projects as developed through Caltrans, and airport improvements consistent with adopted Capital Improvement Plans for the Bryant Field and Lee Vining airports and FAA requirements governing airport safety and airport land use compatibility. The LTC intends to regularly maintain the document so that it remains current. To this end, the Commission, the Town of Mammoth Lakes, and the local communities will continue to review and refine the information and directives in the RTP on an annual basis. Comments received during review of the current *Draft RTP* will be addressed as needed during plan maintenance, in accordance with state requirements, and the LTC has affirmed that the plan will be updated every four years as allowed by SB 375, with additional review every couple years as part of the RTP Improvement Program development and implementation. The RTP update process includes all component elements, including updates pertaining to state and local roads and highways, multimodal circulation, and airport planning, along with all required ancillary plans (including the airport master plans and land use plans).

Conservation and Open Space Element. The *Draft Conservation and Open Space Element* outlines policies for the conservation, development, and utilization of natural resources including water, forests, soils, rivers, lakes, fisheries, wildlife, minerals, and other natural resources. The proposed update to this Element would substantially increase the emphasis on conservation of groundwater and surface water resources. New goals and policies and actions are provided, all of which are intended to implement new regulations at the state level. It is intended that the Conservation/Open Space Element goals and policies will complement the County’s participation in the Sustainable Groundwater Management Act of 2014, as well as the Integrated Regional Water Management Plan, and the 2012 Bi-State Action Plan for Conservation of the Greater Sage Grouse Bi-State Distinct Population Segment. These efforts will work in concert to expand the range conservation activities and strengthen long-term sustainability, in full accordance with 2015 state requirements that respond to an ongoing severe drought.

Noise Element. *Mono County Code Chapter 10.16* requires that the county Noise Ordinance be reviewed annually and updated as needed. In the current Update, Mono County has conducted new noise measurements and noise exposure contours that were used to update and strengthen land use compatibility planning and noise mitigation requirements.

Integrated Waste Management Plan. Reduction of waste loads and hazardous waste loads are priorities of the state of California, and the State has made clear its emphasis on source reduction as the preferred method of waste management, since source reduction best protects public health and the environment and avoids the costs and liabilities associated with waste generation. These broad goals were first codified in the Integrated Waste Management Act of 1989, which established a requirement that 50% of solid wastes be diverted from municipal

landfills by 2000. According to the Environmental Protection Agency (EPA)²⁰, the 50% diversion rate has been achieved, and the State has now set a new goal of 75% recycling, composting or source reduction by the year 2020. Again, the emphasis is placed on recycling and recovery as the preferred means of decreasing reliance on landfills. The Mono County Integrated Waste Management Plan is intended to comply with these state and local initiatives. The Plan focuses on reduction of waste loads, tools to monitor landfill capacity, expansion of new nondisposal transfer facilities in accordance with siting criteria that emphasize minimum separation from incompatible uses and use of pre-disturbed lands, all in accordance with statewide policy emphasis on waste reduction and recycling. Two components of the IWMP are solely for planning purposes: The SRRE (which is updated annually and not part of the current project) is a menu of actions that may be taken to educate residents about the importance and need for waste load reduction; these could include such varied steps as fliers, early education, advertisements, labeling on trash containers, etc. The countywide Siting Element is a tracking tool that enables the County to ensure that waste facility planning efforts remain ahead of need. The remaining two components focus on providing the facilities needed to receive wastes: the HHWE is primarily addressed to non-disposal activities (collection, recycling and treatment), whereas the NDFE is primarily addressed to disposal. For the HHWE, Mono County has placed a high priority on ensuring that facilities are located in proximity to the main population centers (Mammoth and Bridgeport) in order to minimize transportation impacts and maximize opportunities for reuse. The County does not plan to propose specific facilities in the HHWE at this time; instead, the HHWE will describe the available options. Detailed proposals will be developed in separate planning studies, along with CEQA documentation as needed. The NDFE options will comprise a wider area of review. The Draft Siting Element incorporates countywide policy proposals that call for: a) development of engineered design plans for Pumice Valley and Walker Landfills utilizing disposal capacity within the existing waste footprint; and b) provision for Long Haul Transfer Infrastructure that would enable Mono County to send its wastes outside the county. Again, these decisions will not be part of the forthcoming IWMP, but instead will be examined in later planning studies, along with project-level CEQA documentation as required.

Biomass Utilization. The *Draft Biomass Utilization* study is a specific effort on the part of Mono County to explore the potential for utilization of sustainably-available, primarily local forest biomass (obtained through forest management and fuels treatment programs) as well as clean construction wood and yard debris, to generate power for use by public agencies. Results of the study prepared for Mono County indicate that biomass utilization in thermal applications may be feasible. The report cites several concerns, including a finding that the direct combustion of woody biomass in a thermal boiler system will result in the potential release of toxic air contaminants (e.g., volatile and semi-volatile organic compounds such as benzene, acrolein, and naphthalene). The report recommends working with Great Basin Unified Air Pollution Control District (GBUAPCD) to ensure that the project meets air quality standards and regulations, and to obtain applicable air quality permits for construction and operation.

Capital Improvement Plan. The *Draft Capital Improvement Plan* identifies operation and maintenance requirements and investment obligations of the County to ensure adequate funding reserves are available. Included in the County's Plan is a substantial investment in the replacement of the County's vehicle fleet with clean-air compliance vehicles. Among the single-largest planned County expenditures, this investment is a direct outgrowth of the California Air Resources Board's Rule for On-Road Heavy-Duty Diesel-Fueled Public and Utility Fleets. Intended to reduce criteria pollutant emissions and exposure to toxic air contaminants, the rule mandates Public Agency and utility vehicle owners to reduce diesel PM emissions from their affected vehicles through the application of Best Available Control Technology or BACT on these vehicles by specified implementation dates. The investment will also respond to State mandates requiring clean-air vehicles by 2028.

Parking Regulations Update. The parking standards study (adopted during 2014) implemented new guidelines and Central Business District Parking Standards to encourage commercial development, particularly infill and reuse of existing commercial buildings within historic central business districts. The new parking standards are designed to complement the Main Street Revitalization and Design Handbooks, both of which are based on guiding principles that include respect for the varying uses, underlying terrain and intrinsic values of each Mono

²⁰ EPA Region 9 website: <http://www.epa.gov/Region9/waste/features/calif-waste/index.html>.

County community. Additional underlying principals include promotion of multi-modal access, and building on the existing character and qualities of each community. The plans and policies in these documents will respond to the emerging state emphasis on traffic calming, as embodied in AB 1358 (the 'Complete Streets Act' of 2008²¹). The bill requires cities and counties to modify their Circulation Element, at the time of update, to plan for a "balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan".

Scenic Byways Plan. California's Scenic Highway Program was created in 1963 to protect and enhance the natural scenic beauty of California highways and adjoining lands through special conservation treatment consistent with the requirements of the California Streets and Highways Code, Sections 260 through 263. Several scenic byways have been designated in Mono County, and the Scenic Byways Plan is designed to meet the high standards set by the legislature. The plan includes standards to screen visually offensive uses from scenic corridors, minimize earthwork and grading, ensure that lands are revegetated with materials that harmonize with the surrounding environment, use existing roads except where essential for health and safety, maintain clear limits on signage as well as the design and colors of developed uses, placement underground of utilities, and shielding of light sources.

Grading Regulations: Mono County Code §13.08.060 and 13.08.160 require the use of standard grading specifications in grading permits, and provide a streamlined permitting process to allow ministerial permit approval for complying projects. Policies are proposed in the *Draft Open Space and Conservation Element* to support use of Low Impact Development (LID) strategies that reduce impacts to watershed that are associated with development.

Countywide Trail Planning. This ambitious plan reflects Mono County's strong commitment to multimodal circulation, economic development and recreation. Although only in the very early stages of review, the effort proposes creation of an Eastern Sierra Regional Trail system with two separate trails (one focused on local communities and one on historic locations) that would extend over a continuous 350 mile north-south swath of County land. The Plan includes a Gateway Trail concept that would link Lee Vining to Yosemite National Park.

Resource Efficiency Plan. The *Resource Efficiency Plan* focuses on reducing GHG emissions and utilizing resources more efficiently to reduce operating costs for the County, and living costs for residents. This Plan will enable Mono County to comply with wide-ranging legislation in California (pursuant to AB 32) to meet specific GHG emission reduction targets established by the County.

Landownership Adjustment Report. This multi-agency effort addresses ways to maximize landownership adjustment opportunities in order to balance community needs, respect private property rights and land agency missions, and protect critical land and water resources. The project is an outgrowth of the Sierra Nevada Conservancy Grant Program, and designed to comply with requirements of the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006 (Proposition 84). The effort has involved Mono County, Inyo County, BLM, LADWP, USFS, CDFW, a private citizen group (CAL-X) and the Sierra Business Council, and is being stewarded by the Mono County Collaborative Planning Team.

Integrated Regional Water Management Program. Participation in the comprehensive *Integrated Regional Water Management Program* is consistent with provisions of 2002 Proposition 50 (calling for measures to protect communities from drought, to safeguard and improve water quality, and to reduce dependence on imported water supplies) and 2006 Propositions 84 and 1E (which created additional funding for the integrated water management grant program to assist local agencies in meeting long-term water needs and policies of the State).

²¹ AB 1358, Ch. 657, filed September 30, 2008; obtained legislative counsel's digest: http://www.leginfo.ca.gov/pub/07-08/bill/asm/ab_1351-1400/ab_1358_bill_20080930_chaptered.pdf.

Mono County Groundwater Sustainability Plan. The Mono County Groundwater Sustainability Planning effort is a direct outgrowth of the recently adopted 2014 Sustainable Groundwater Management Act (SGMA). SGMA empowered local agencies to adopt groundwater management plans that are specifically tailored to the resources and needs of their communities. In developing the Groundwater Sustainability Plans, Mono County will respond to varied state legislation and initiatives including Senate Bills 1168 and 1319, and Assembly Bill 1739.

Conway Ranch Specific Plan. The proposed repeal of the Conway Ranch Specific Plan will replace the former entitlements granted for this site (including a resort lodge and cabins, single-family, townhouse and mini-lodge residential uses, recreation, open space, and infrastructure) with an open-space designation, and the existing residential lots will be re-designated as single-family residential. The County has already approved a Conservation Easement to establish multiple site uses compatible with the intent to ensure that the property will be retained forever in its relatively natural, scenic, and open-space condition, and that conservation values will be protected.

Of the plans and programs above, only five (including the *General Plan Update*, the RTP, the Integrated Waste Management Plan, the Noise Ordinance and the Conway Ranch Specific Plan) will be subject to approvals as part of the current project. No formal approvals are required for the remaining plans and programs (including the Biomass Utilization Study, Capital Facilities and transportation improvements, the Scenic Byways Plan, Main Street Revitalization efforts, Community Characterization and Design Inventory, Countywide Trails Planning, the Resource Efficiency Plan, the Landownership Adjustment Report, the biological conservation policies, the watershed plans, the grading regulations, the Bicycle Transportation Plan and the Blueprint Plan). However, relevant information and policies from all of these plans and documents have been incorporated into the Draft *RTP/General Plan Update*, and the Landownership Adjustment Report has been included as an appendix to the General Plan.

All of the project elements are at a planning level of detail. Thus, no specific projects can be undertaken without further CEQA review, and most will also require regulatory and interagency approvals, design and engineering plans, permits and other discretionary actions prior to implementation. Many of the programs will have potential for a range of environmental effects during planning, construction, operation and/or maintenance phases, some of which may be significant, as discussed in other sections of this EIR.

At the program-level of analysis provided herein, however, the combined elements of this *Draft RTP/General Plan* update and related planning initiatives will serve to ensure that Mono County complies fully with applicable land use plans, policies and regulations of the many agencies with jurisdiction over Mono County resources. As is evident in reviewing the scope of activities outlined above, a central feature of the current effort is to more fully integrate the General Plan documents with each other, and with the policies of related plans and programs. In so doing, the County intends to achieve a more-thorough, integrated and effective set of General Plan goals, policies and actions. Outlined below are the *Draft RTP/General Plan* goals, policies and actions proposed to ensure continued compliance with applicable regulations of agencies with jurisdiction over the projects and resources addressed in this update. Impacts are **less than significant**.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT STRENGTHEN REGULATORY COMPLIANCE

Please refer to Table 4.1-9 in EIR Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.2

REGIONAL TRANSPORTATION PLAN & CIRCULATION

4.2.1 INTRODUCTION AND SUMMARY

The Mono County Regional Transportation Plan (RTP) is a long-range regional mobility plan that provides a blueprint for achieving a coordinated and multi-modal circulation system throughout Mono County. Although State Planning and Zoning Law as well as transportation planning laws require the County to adopt both a Circulation Element and an RTP, the two documents fulfill closely related goals and objectives, and the core policies can be combined into a single document for adoption by the Local Transportation Commission (LTC) and by the county Board of Supervisors. In Mono County, the RTP has been adopted as the Circulation Element. The plan establishes strategies for addressing mobility needs, and a basis for making decisions concerning future transportation investments. To this end, the RTP transportation directives include:

- Correlate development of the transportation and circulation system with land use development;
- Offer a transportation and circulation system that responds to economic constraints and opportunities;
- Set forth a sustainable and environmentally responsible circulation plan providing access to community, economic, recreational and scenic resources;
- Ensure that the transportation system will meet Mono County air quality goals and standards;
- Emphasize routes that promote livable communities and complete streets, while maintaining efficient traffic flow, emergency access and alternative transportation modes;
- Improve countywide circulation to safely meet long-range travel demand at acceptable levels of service;
- Provide for the use of non-motorized transportation throughout Mono County;
- Provide for the parking needs of residents and visitors, particularly in community areas;
- Provide for the safe, efficient, and economical operation of existing airports in Mono County;
- Ensure that Mono County RTP components are consistent with State and Federal goals and programs; and
- Incorporate community-based public participation that reflect consensus regarding RTP components.

Information for this section is drawn from the *Draft Mono County RTP* prepared through collaboration of the Mono County LTC, Mono County Community Development Department, and Town of Mammoth Lakes Community Development Department. This section also incorporates and responds to NOP comments received from Caltrans, including information provided by Caltrans about state requirements for updating the RTP, consideration of State Scenic Highway requirements when formulating communications policies for utilities such as towers and fiber-optic cables, the role of partnerships and MOUs in achieving transportation project goals, consideration of specific roadway conditions when establishing parking standards and policies, ensuring Caltrans' involvement when developing Safety Element policies that require use of State Highways, consideration of the multiple roles of Mono County main streets, and recommendations that Mono County consider preparation of a multi-modal plan and use of mitigation banking to address transportation project impacts. Caltrans also expressed support for repeal of the Conway Ranch Specific Plan (noted herein; no response is required), and indicated that the National Scenic Byways Plan has been discontinued (please see EIR §4.10 for discussion of the National Scenic Byway Program). The full text of Caltrans' comment letter is provided in Appendix B; the full text of the RTP is provided on the County website: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

This EIR serves as an informational document to inform decision-makers and the public of the potential environmental consequences of approving the proposed plan. The RTP provides policies and actions designed to avoid or minimize significant environmental impacts, as summarized in this EIR. The RTP also presents specific short-range (up to 10

years) and long-range (20+ years) projects for highways, streets and roads, transit, goods movement, aviation, and bicycle and pedestrian trail systems; this EIR evaluates the actions on a regional and programmatic level of detail, but does not specifically analyze individual projects. Project-specific environmental analyses will be conducted as the projects are proposed for implementation, with a scope and focus appropriate to each project.

To facilitate understanding of the impact analysis and recommended policy mitigations, this section (as with other EIR sections) provides an overview of baseline circulation and transportation in Mono County. Detailed discussion of baseline conditions is provided in the Mono County MEA, which has been updated in concert with the current General Plan/RTP EIR. The reader is referred to the Mono County MEA for a full discussion of existing transportation in Mono County. The MEA can be accessed at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>. Key findings of the §4.2 impact analysis and recommended mitigating policies are summarized in the table below:

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR AIR QUALITY	
<u>IMPACT RTP 4.2(a):</u>	<u>REGULATORY COMPLIANCE</u>
Pre-Mitigation Significance:	No Significant Impact
Mitigating Policies:	See Table 4.2-10 in Appendix D
Residual Significance:	No Significant Impact
<u>IMPACT RTP 4.2(b):</u>	<u>CONGESTION MANAGEMENT</u>
Pre-Mitigation Significance:	Less than Significant Impact
Mitigating Policies:	See Table 4.2-10 in Appendix D
Residual Significance:	Less than Significant Impact
<u>IMPACT RTP 4.2(c):</u>	<u>AIR TRAFFIC SAFETY</u>
Pre-Mitigation Significance:	No Significant Impact
Mitigating Policies:	See Table 4.2-10 in Appendix D
Residual Significance:	No Significant Impact
<u>IMPACT RTP 4.2(d):</u>	<u>EMERGENCY ACCESS</u>
Pre-Mitigation Significance:	Less than Significant Impact
Mitigating Policies:	See Table 4.2-10 in Appendix D
Residual Significance:	Less than Significant Impact
<u>IMPACT RTP 4.2(e):</u>	<u>MULTI-MODAL TRANSPORTATION</u>
Pre-Mitigation Significance:	No Significant Impact
Mitigating Policies:	See Table 4.2-10 in Appendix D
Residual Significance:	No Significant Impact

4.2.2 KEY TERMS USED IN THIS SECTION

Forecast Period. RTP forecasts cover a 20-year time frame, with review every four years as part of the update process.

Level of Service (LOS) is a qualitative measure describing operational conditions as perceived by motorists within a traffic stream. LOS generally describes these conditions in terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Current LOS conditions are based on the latest traffic counts. Projected LOS conditions are based on growth factors derived from historical growth trends.

Multi-Modal Transportation. A combination of two or more modes of transportation that may include motorized transportation (air, road, rail and/or sea), as well as non-motorized movement (pedestrian, equestrian, bicycling, etc.).

Paratransit. This term refers to special transportation services provided for people with disabilities. Paratransit often consists of services supplemental to fixed-route public bus and rail systems and may range from small buses with flexible routes to on-demand door-to-door service. Paratransit services may be offered by public agencies, profit and nonprofit organizations and community groups.

Transportation Demand Management (TDM). TDM refers to measures designed to reduce vehicle trips, trip lengths, and congestion. TDM encourages wider use of transit, vanpools, carpools, and other alternatives to the single occupant

automobile. TDM measures provide alternatives to large investments in new highway and transit systems, which are limited by lack of money, adverse community reactions, and other factors. TDM measures are designed to modify travel demand patterns, resulting in lower capital outlays. They may be implemented within a short time frame and evaluated quickly. Several policy issues arise in determining the extent to which TDM may be used to reduce congestion, including the effectiveness of voluntary vs. mandatory measures, and the need to apply them only to new development or to all employers of a specific size.

Airport Safety Concepts.¹ The State Division of Aeronautics notes that airport safety compatibility is determined through evaluation of locations around an airport that are at greatest risk of an aircraft accident; a long record of evidence indicates that accidents most frequently occur along the extended runway centerline. Proper safety and airspace protection minimizes the number of people on and off the airport that are exposed to the risks associated with potential aircraft accidents and avoids flight hazards that interfere with aircraft navigation. Approximately 65% of general aviation takeoff/departure accidents occur during the initial climb phase, which is when aircraft engines are under greatest stress. The remaining 23% of takeoff/departure accidents occur as the aircraft approaches the runway for landing; common causes during this phase include pilot misjudgment of the rate of descent, poor visibility, unexpected downdrafts, or tall objects beneath the final approach. The types of events that lead to approach accidents tend to place the accident site fairly close to the extended runway centerline. The probability of accidents increases as the flight path nears the approach end of the runway.

4.2.3 OVERVIEW OF EXISTING CONDITIONS

4.2.3.1 Existing Transportation System

The Mono County transportation system comprises facilities for private cars, commercial trucking, and a transit system with local and regional connections. Private automobiles are the primary mode for personal transportation, while trucks are the primary mode for moving goods. These transportation modes are essential to sustain social, economic and recreational activities in Mono County, where weather and terrain and small populations serve to limit other transportation modes.

US 395 is the principal route to and through Mono County. US 395 also serves as the main corridor for emergency purposes, provides access to the county's many recreational and tourist attractions, and connections to central California via seasonal trans-Sierra routes including SRs 120, 89 and 108. US 6 and SRs 167 and 182 provide regional links to US 395 from adjacent areas of Nevada. The existing highway system will continue to be the main access for both residents and visitors to and through the county.

The County maintains roughly 684 miles of County roads. Though the County roadway system is largely complete, new facilities are needed in some community areas to increase emergency access and provide for continued growth. Maintenance of existing roadways remains the highest priority for the County roadway system. Transit services in the county currently include interregional and countywide services provided by ESTA (Eastern Sierra Transit Authority). Countywide services are expected to increase in response to demand and availability of funding.

Three public airports are located in Mono County: Mammoth Yosemite Airport, Lee Vining Airport, and Bridgeport Airport (Bryant Field). The Town of Mammoth Lakes owns and operates the Mammoth Yosemite Airport; the County owns and operates the Lee Vining and Bridgeport airports. Planned improvements at the Lee Vining Airport and Bryant Field will increase safety at those airports. Planned improvements at the Mammoth Yosemite Airport will increase safety and expand the facilities to support additional commercial aircraft service.

Facilities for non-motorized activities such as bicycling are limited to numerous trails and roads on public lands and on existing roadways (where the shoulder may or may not be wide enough to accommodate the use). To reduce air emissions and enhance community livability, RTP policies promote the development of additional non-motorized

¹ California Department of Transportation, Division of Aeronautics, *Airport Land Use Planning Handbook*, 2011.

facilities for pedestrians, bicyclists and cross country skiers, primarily in community areas. RTP policies also promote the development of regional trails, such as the currently conceptual Eastern Sierra Regional Trail.

4.2.3.2 Existing and Future Transportation Needs and Issues

The Draft RTP identifies 16 specific needs and issues to be addressed in the RTP. These include:

- Improving and maintaining state and federal highways since they are the major roadways in the county.
- Maintaining and improving County roadways and obtaining additional funding to do so.
- Ensuring that future development pays for its impacts on the local transportation and circulation system.
- The California Transportation Commission (CTC) has suggested that improving the coordination between regional project planning and environmental streamlining would be the most effective way planning resources could be brought to bear for better project delivery. In response, there is the need to work with appropriate agencies such as Caltrans, the USFS, the BLM, the CDFW, the LTC, the County, and the Town of Mammoth Lakes to define environmental objectives, to design transportation projects in a manner that improves both the transportation system and the surrounding community and/or natural environment, and to incorporate environmental mitigation measures and enhancement projects into the planning process for transportation improvements to both state and local circulation systems.
- Enhancing the scenic qualities of highway projects and related highway maintenance facilities, including efforts to expand scenic highway and byway designations in Mono County.
- Increasing transit services at local, regional, and interregional levels in order to improve air quality, reduce congestion, and provide alternative methods of moving people and goods to and through the county.
- Improving and expanding non-motorized facilities within and between community areas. There is the potential to link existing trail systems, which are predominantly on public lands, to newly developed trail systems on private and County lands in community areas, and provide wayfinding elements.
- Providing adequate community parking facilities in community areas for all types of vehicles.
- Encouraging additional carpooling and studying the potential to provide additional park-and-ride facilities.
- Expanding air services and transit options at the Mammoth Yosemite Airport in order to help alleviate surface transportation problems in the town of Mammoth Lakes. Continued improvement of the airport facilities is necessary in order to expand services.
- Correlating development of the transportation and circulation system with future land use development.
- Ensuring that local transportation planning and programs are consistent with state and federal goals, policies, and programs pertaining to transportation systems and facilities.
- Participating in regional transportation planning and projects, such as the Yosemite Area Regional Transportation System (YARTS) and joint planning efforts with Kern, Inyo, and San Bernardino counties, in order to develop an efficient regional system.
- Continuing to increase public participation in the transportation planning process and ensuring that all shareholders in the local transportation system are represented in the planning process.
- Residents of community areas throughout the unincorporated area of the county are concerned about providing safety improvements to the highway and roadway system and establishing and maintaining local trail systems for use by bicyclists, pedestrians, equestrians, and other non-motorized users.
- The main issues in the town of Mammoth Lakes are improving air quality, reducing congestion, and maintaining the resort character of the town by providing additional pedestrian and bicycle facilities and by expanding year-round townwide transit service.
- For those main streets that also function as California State Highways, improve coordination with Caltrans to balance local needs for a vibrant community street with the public's need for roadways that provide local, regional and statewide connections. Just as mobility is essential to California's economic and civic vitality, the planning, design and operation of main streets is tied to the prosperity and quality of life for local communities.

4.2.3.3 Public Participation in RTP Development

The Mono County RTP reflects wide-ranging public input and participation throughout the transportation planning process. Key elements of the outreach effort included ongoing input from each of the County's active RPACs,

community meetings, and workshops to address specific transportation issues (including pedestrian safety on US 395 in Lee Vining, and walkable community elements in numerous communities), US 395 passing lanes in northern Mono County, Main Street planning in Bridgeport, regional corridor planning for US 395, and other transportation issues), input from the Mono County Collaborative Planning Team (encompassing representatives from 14 agencies at the local, tribal, state and federal levels), a Transit Technical Advisory Committee that convened in Mammoth Lakes to develop the Town’s Transit System Design and Development Plan, input from Native American communities in Bridgeport and Benton as well as tribal participants in Mono Basin and Antelope Valley, and input from persons with disabilities gained in the Unmet Transit Needs hearing process and consultation with social services providers.

4.2.3.4 RTP Purpose

As stated in the Mono County RTP, the plan is intended to serve the following purposes:

- Provide a clear vision of the regional transportation goals, policies, objectives and strategies – this vision must be realistic and within fiscal constraints;
- Assess current modes of transportation and the potential of new travel options within the region;
- Project/estimate the future needs for travel and goods movement;
- Identify and document specific actions necessary to address the region’s mobility, non-motorized circulation needs, accessibility needs, and goals for walkable communities;
- Identify guidance and document public policy decisions by local, regional, state and federal officials regarding transportation expenditures and financing;
 - Identify needed transportation improvements in sufficient detail to serve as a foundation for development of the Federal Transportation Improvement Program (FTIP) and Interregional Transportation Improvement Program (ITIP);
 - Facilitation of the National Environmental Protection Act (NEPA)/404 integration process decisions;
 - Identification of project purposes and need;
- Employ performance measures that demonstrate the effectiveness of the transportation improvement projects in meeting the intended goals of MAP-21 (Moving Ahead for Progress in the 21st Century);
- Promote consistency between the California Transportation Plan, the Mono County RTP and other transportation plans developed by cities, counties, districts, private organizations, tribal governments, and state and federal agencies responding to statewide and interregional transportation issues and needs;
- Provide a forum for: 1) participation and cooperation, and 2) facilitation of partnerships that reconcile transportation issues that transcend regional boundaries; and
- Involve the public, federal, state and local agencies, as well as local elected officials, early in the transportation planning process so as to include them in discussions and decisions on the social, economic, air quality and environmental issues related to transportation.

4.2.3.5 Existing Travel Demands.

Average daily traffic (ADT) volumes on Mono County State Highways are summarized in Table 4.2-1 below, including 2006 and 2012 data for peak hour demands, peak month demands, and annual demands.

Route	Location	Peak Hour ^a 2006/2012	Peak Month ^b 2006/2012	Annual ^c 2006/2012
395	Junction 203 West ^d	1200/1200	11900/11100	9200/8000
	June Lake Junction ^e	660/790	6300/7400	4000/4200
	Tioga Pass Junction ^f	710/630	6700/6400	4000/4500
	Bridgeport ^g	670/630	6000/5700	3800/3400
	Sonora Junction ^h	790/500	4550/4300	3100/2900
	Nevada State Line	510/500	4950/4750	3750/3400

² SOURCE: Caltrans 2006 and 2012 Traffic Volumes on California State Highways.

6	Junction 395 (Bishop)	360/110	4100/2000	3800/1890
	Benton Station	140/100	1150/1150	1100/960
	Nevada State Line	100/100	1150/1120	960/870
168	Oasis, Junction 266 north	40/40	270/290	160/170
266	Oasis, Junction 168	50/20	250/250	200/140
203	Minaret Summit	130/130	780/780	620/620
	Minaret Junction	1450/1400	13000/12400	11200/8750
	Old Mammoth Junction	1750/1600	17500/16400	15300/12500
158	June Lake Junction 395	290/280	2600/2850	1700/1470
	Grant Lake Junction 395	100/110	800/870	400/400
120	Yosemite East Gate	250/330	3200/3310	2100/2560
	Tioga Pass Junction 395	350/430	3300/4350	1300/1330
	Mono Mills Junction 395	100/130	830/1150	380/490
	Benton Station	60/60	550/500	400/300
167	Pole Line Junction 395	40/40	300/300	200/200
	Nevada State Line	20/20	200/170	100/110
270	To Bodie State Hist. Park	100/120	600/620	425/470
182	Bridgeport Junction 395	180/180	1700/1700	1100/1100
	Nevada State Line	50/50	380/400	250/250
108	Sonora Pass	150/180	980/570	480/470
	Sonora Junction 395	120/120	950/1050	550/670
89	To Monitor Pass (SR 89)	100/100	730/580	300/440
<p>a. Figures are estimated.</p> <p>b. The peak month ADT is the average daily traffic for the month of heaviest traffic flow.</p> <p>c. Annual ADT is total annual traffic volume divided by 365 days. For routes that are regularly closed in winter for one month or more, ADT reflects travel when the route is open. Seasonal routes include portions of Routes 89, 108, 120, 158, 203 and 270.</p> <p>d. Reflects traffic turning into Mammoth. Counts on US 395 going north from 203 are lower.</p> <p>e. Reflects traffic turning into June Lake. Counts on US 395 going north from 158 are lower.</p> <p>f. Reflects traffic from SR 120 north on US 395 toward Lee Vining.</p> <p>g. Reflects traffic going north out of Bridgeport.</p> <p>h. Reflects traffic going north from the Sonora Junction.</p>				

The RTP notes that performance conditions on local streets are generally not a concern since local streets typically carry only local traffic; state and federal highways serve as the main access to each community in the county and carry the greatest amount of traffic.

4.2.3.6 Regional Highway Use and Capacity Issues.

Performance conditions on state and federal highways are set by Caltrans systems planning. In District 9, Caltrans has placed the highest emphasis on maintaining and improving the interregional transportation network. Thus a higher priority is given to major improvements on principal arterial routes than to minor arterials or major collectors. Table 4.2-2 shows Caltrans' planned LOS (see Key Terms, §4.2.2) for state and federal highways in Mono County. As shown, most County highways have been assigned LOS D (minimal delays but potentially restricted speeds/maneuverability).

TABLE 4.2-2: Summary of Caltrans Systems Planning Route Concepts for Routes in Mono County			
ROUTE	FUNCTIONAL CLASSIFICATION	CONCEPT LEVEL OF SERVICE	CONCEPT FACILITY ³
6	Minor arterial	B	2-lane conventional
89	Minor arterial	D	2-lane conventional
108	Minor arterial	D	2-lane conventional
120	Minor arterial	D	2-lane conventional
158	Major collector	D	2-lane conventional
167	Minor arterial	D	2-lane conventional
168	Minor arterial	D	2-lane conventional
182	Major collector	D	2-lane conventional
203	Minor arterial	E	2-lane conventional/ 4-lane conventional
266	Major collector	D	2-lane conventional
270	Major collector	E	2-lane conventional
395	Principal arterial	B, C, E	4-lane expressway/conventional/ 2-lane conventional

Caltrans is working to increase capacity on US 395, the route on which performance conditions are most affected by traffic levels. The RTP anticipates that performance conditions on other highways will remain as shown above with periodic reevaluation as new performance measures are established and LOS alternatives are identified. Outlined below are the primary needs and issues associated with Mono County state highways.

US 395. As noted above, US 395 is and will remain the major access to and through Mono County and the major transportation route in the area. Primary needs for US 395 throughout Mono County are listed below:

- Maintain four lanes from the Inyo/Mono county line to Lee Vining;
- Allow for passing lane improvements to the conventional two-lane highway north of Lee Vining;
- Provide safe winter access countywide;
- Increase passing opportunities north of Lee Vining;
- During maintenance projects, add shoulders adequate for pedestrian safety, motorist safety, and bike use, including potential separated grade wildlife crossings;
- Improve system safety and maintenance;
- Develop sufficient revenue sources to meet these needs.

US 6. US 6 extends from the Inyo County line north of Bishop to the Nevada state line, providing regional and interregional transportation connections and is a trucking route between Southern California, Reno, and the western mountain states (Washington, Idaho, Montana). Caltrans has identified the primary purpose of the route as interregional traffic (largely trucks). US 6 is currently a maintenance-only route with some improvements planned for the future as traffic volumes increase. The major local concerns about US 6 are safety during the periodic dust storms, and speeds through community areas. Dust issues center on reduced visibility from plowed fields and flash flood deposits that blow across the highway. Some local landowners are working with the Great Basin Unified Air Pollution Control District to develop plans to mitigate dust from agricultural fields; although little can be done about dust resulting from flood deposits, consideration may be given to an ITS dust sensor warning system to alert drivers of dust storm locations. Vehicles traveling at high speed through community areas are also a concern, both for local traffic trying to access the highway and for pedestrian safety. Vehicle speed feedback signs have recently been installed, and there is currently interest in pursuing a Safe Route to School access across US 6 in Benton and Chalfant, and reducing speeds through Chalfant.

³ A "conventional" facility has no access control, whereas an "expressway" has limited access control.

SRs 120, 167, 182, 108, and 89. The remaining state highways in Mono County provide interregional access from US 395 to Nevada and to the western side of the Sierra. SRs 120, 108, and 89, which cross the Sierra in high mountain passes, are closed in winter. Concerns on these routes include continued adequate maintenance, timely road openings following winter closures and intermittent winter access during low-snow years.

Mountain Passes. There is interest in attempting to keep the mountain passes (Tioga, Sonora, and Monitor) open as long as possible in order to increase access from the west and provide an economic boost to local communities. The County coordinates with Caltrans and Yosemite National Park to keep Tioga Pass open as long as possible, as do west-side communities near Sonora and Monitor passes.

Regional Capacity Issues. The regional highway system experiences capacity problems on SR 203 in the town of Mammoth Lakes and on SR 158 in June Lake Village. An overriding goal of Caltrans is to provide four lanes on US 395 north through Lee Vining to achieve an LOS "B." On US 395 north of Lee Vining, passing lanes, truck-climbing lanes, and operational improvements will be necessary at specific locations to maintain a "C" LOS (environmental and geometric constraints prohibit a higher LOS). The significance of these improvements is reflected in the decision by Mono County LTC to identify the North County passing lanes as a Mono County MOU project.

Local Capacity Issues. Although capacity constraints are most evident in the town of Mammoth Lakes during peak visitation periods, congestion on SR 158 in June Lake Village has also been a major concern in the past, and the June Lake Area Plan contains policies and programs to address that issue.

Emergency Response Issues. The Mono County Emergency Operations Plan (EOP) outlines how emergency workers should respond to major emergencies within the county. The plan links local detailed standard operating procedures (SOPs) at the local level to broader state and federal disaster planning. The EOP addresses potential transportation-related hazards that include earthquakes, volcanic eruptions, floods, and hazardous materials transport. The EOP also addresses emergency preparedness and emergency response for the regional transportation system, including the identification of emergency routes.

Terrain and land ownership patterns generally limit alternative access routes in Mono County to the existing street and highway system. However, Mono County has developed alternative access routes for some community areas with limited access, including North Shore Drive in June Lake, and the Mammoth Scenic Loop north of Mammoth Lakes. The County also consults with Cal Fire for emergency access requirements for new development in the State Responsibility Areas that cover most of the private property in Mono County. Ongoing GIS mapping will further enhance and support alternative route awareness for emergency response and incident location.

Transportation for Disabled Persons. The Americans with Disabilities Act (ADA) requires public and private transportation projects to comply with the ADA. This requires that transportation facilities are accessible to disabled persons; e.g., pedestrian facilities, parking areas, turnouts, kiosks, etc. must be wheelchair accessible. All transit services must also comply with the requirements of the ADA. The ADA requires the availability of wheelchair lift-equipped fixed-route buses and door-to-door service for disabled persons who cannot use the fixed-route service. ESTA buses are equipped with wheelchair lifts and also provide door-to-door demand-responsive service.

Aviation Safety. Airplanes crashes have occurred in the High Sierra, and the likelihood of future aircraft accidents in the more-inaccessible areas of the high country will increase with air travel demands. The FAA recently installed an instrumentation system at the Mammoth Yosemite Airport intended to reduce accidents in that area. Planned improvements at all County airports (e.g., lighting, fencing, taxiways, runway overruns) will also increase safety.

Highway Safety. The California Highway Patrol (CHP) tracks collisions in Mono County (see www.chp.ca.gov, SWITRS (Statewide Integrated Traffic Records System), Table 8). Between 2001 and 2010, Mono County had an average of five fatal collisions per year with an average of five persons killed per year. During the same period, in Mono County, there was an average of 116 injury collisions per year with an average of 171 persons injured. Most collisions and injuries occur from November through February and June through July, the periods of heaviest tourist visitation. Wildlife collisions are a concern throughout the county (note that the *Draft RTP* provides figures that indicate collision points on US 395, and animal mortality by density). There is a perception of high collision rates in North County, and clear evidence of

high collision rates in South County between SR 203 and Crowley Lake Drive. There is interest in projects to reduce these collisions and animal mortality rates.

Wildlife Collisions. Use of the transportation system impacts local wildlife. Limited visibility, road speeds, migration paths and driver error result in road kills of deer, rodents, mammals and birds. Caltrans has sought to minimize collisions by increasing highway visibility, limiting vegetation on shoulders and providing signage that warns drivers of deer migration paths and nearby habitats. Caltrans continues to assess the potential benefits of additional signing and other measures. Deer crossings under highways have proved effective in some areas but are costly, requiring several miles of tall fencing on each side of the crossing to be effective. They have been considered in the area north of the Sonora Junction on US 395 and are currently under consideration along US 395 south of Mammoth Lakes.

Cell Phone Service. Cell phone service is poor in parts of the county due to isolation and extreme weather conditions. To ensure adequate cell service throughout the county, additional cell towers have been installed in areas lacking service or with poor service; additional towers may be necessary. Specific policies for broadband and related communication infrastructure have been developed in a companion Communications Element.

Avalanche Hazards. The potential for avalanches is a concern in numerous community areas including Twin Lakes, Virginia Lakes, Lundy Lake, June Lake, Long Valley, along US 395 in areas just north of Lee Vining, east of McGee Mountain, at Wilson Butte between Mammoth Lakes and June Lake, and along SR 158 (the June Lake Loop). North Shore Drive provides an alternative route into June Lake that mitigates impacts of potential avalanches along SR 158. Additionally, LTC is in the process of examining seasonal road closure, including an assessment of traveler safety associated with potential recreational access during low-snow years.

Truck Traffic Volumes. Increased levels of truck traffic on highways are a safety concern. US 395 and US 6 are designated interstate truck routes and both experience heavy truck traffic. Whereas medium and heavy-duty trucks comprised 25% of all traffic in the corridor during 2006, five-axle single unit trucks now comprise approximately 80% of all truck traffic. The majority of southbound trucks use US 395 (61%) instead of US 6 (31%). The majority of northbound trucks use US 395 (59%) instead of US 6 (33%). Truck volumes are generally higher in the southbound direction and the average peak period for truck traffic is the midday period. Concerns focus on the impact of oversized trucks on the safety of two-lane highway sections and the lack of paved shoulders and adequate sight distances. As an example, the LTC is supportive of Caltrans' recent efforts to restrict large trucks from passage over SR 108 due to road constraints. Narrow shoulders create hazardous conditions for bicyclists and vehicles (particularly when vehicles pull over for emergencies). US 395 improvement to four lanes has mitigated safety issues in parts of the county, but concerns about truck traffic remain significant on US 6 (a two-lane road with no shoulders) in the Tri-Valley area.

Recreational Traffic. Mono County experiences a great deal of recreational travel, both to and through the county. Most of that traffic occurs on US 395; in summer, additional traffic occurs on SRs 120, 108, and 89, which provide access from the west side of the Sierra. Recreational traffic creates specific problems for the local transportation and circulation system, due both to the amount and type of that traffic. Winter ski weekends, particularly during peak holiday periods, result in congested traffic patterns not unlike rush hour traffic patterns found in more-urban areas. Recreational events during the summer may also create congested traffic patterns, particularly in community areas. Further, recreational travelers have special needs (turnouts/vista points, rest areas, interpretive and site information, lodging, routes, etc.). Safety issues are another concern since recreational travelers (particularly RVs) often travel slowly, disrupt traffic flow, and may stop along the road to enjoy views or take photos. In community areas, RVs often have difficulty parking or use more than their share of limited parking spaces. Table 4.2-3 presents US 395 origin and destination data for 1989, 2000 and 2011. As shown, recreational travel has declined from levels of 1989, while commuting, intra-state travel, destination travel, and goods movement have increased.

Use	1989 Report Results	2000 Report Results	2011 Report Results
Purpose = Recreational	80%	55%	61%
Purpose = Work	2%	13%	22%
From Other States	9%	28%	24%

From Other Countries	2%	1%	5%
Mono Co. Final Destination	24%	41%	42%
Stop Small Communities "Often"	NA	31%	28%
Stop Small Communities "Sometimes"	NA	48%	36%
Goods Movement	2%	12%	9%
Source: RTP.			

Many of the needs of recreational travelers have been addressed by recently completed or ongoing projects. The four-laning of US 395 to Lee Vining eliminated many of the problems associated with slow-moving vehicles. Transportation enhancement projects related to the Eastern Sierra Scenic Byway have provided turnouts and information for travelers. Area plan policies, such as those of June Lake, Mono Basin, and Bodie Hills, address parking in community areas and transportation linkages between communities and recreational areas.

Hazardous Materials Spills. Hazardous materials spills are a concern, particularly on US 395 and US 6 where truck traffic volumes are highest. Trucks haul a variety of commodities through Mono County, including petroleum and coal products, and chemicals (roughly 7% of truck traffic carries these products). The Mono County Integrated Waste Management Plan contains policies to address hazardous waste spills, as does the EOP.

Public Health. Hospitals in Mono County have limited capacity for multi-casualty incidents. Many accident victims with critical injuries are transported to facilities outside the county. Another concern is that access to various parts of the county may be limited during certain times of the year or during certain hazardous conditions.

4.2.3.7 Circulation Issues in Mono County Communities.

In addition to the regional highway use and capacity issues described above, the Community and RPACs have identified issues that are important in their communities as summarized in Table 4.2-4:

TABLE 4.2-4: Circulation and Parking Issues in Mono County Communities	
COMMUNITY	TRANSPORTATION ISSUES
Antelope Valley ⁴	Safety improvements on US 395 (including turn lanes at heavily used areas on US 395, such as the high school in Coleville, and possibly at the intersections with Larson Lane, Cunningham Lane, and Topaz Lane), and safety improvements to Eastside Lane (focused on the first turn on Eastside north of its intersection with US 395).
	Residents consider the existing road system to be adequate, but believe that existing private roads serving as public roads should be brought up to standard.
	Residents question the need to four-lane US 395 in Antelope Valley (especially since adjacent Nevada has no plans for four lanes), and would prefer that the route remain two lanes with operational improvements such as wider shoulder, deer fences & underpasses, and landscaping. Residents are also interested in retaining the scenic qualities of US 395 between communities.
	There is substantial interest in a loop bike route through the valley. Some interest has been expressed for providing pedestrian and equestrian facilities along a similar loop route, as well as mountain biking opportunities.
	Residents would like greater enforcement of vehicles passing in unsafe areas throughout the valley.
	There is a need for call boxes where cell service is lacking or unlikely due to topography.
Swauger Creek/ Devil's Gate	Residents support fence design to facilitate wildlife movements, particularly deer migration routes, Bi-State sage-grouse impacts, and protection from highway traffic.
	Establishing a speed limit of 25 mph on all secondary roads.

⁴ Residents of the Antelope Valley consider their existing community road system, much of which is unimproved private roads, to be adequate. However, existing private roads that are functioning as public roads should be brought up to standard.

	Limiting new secondary roads to those required for access to private residences; minimizing the visual impact of roads, using construction practices that minimize dust and erosion (drainage, culverts, road bases and finishes); and prohibiting construction on designated wet meadow areas.
Bridgeport Valley⁵	Working with the County and consultants, residents recently completed a Main Street Revitalization Plan for US 395 through Bridgeport; the plan addresses many of the concerns noted below.
	Residents are concerned about pedestrian and bicyclist safety along US 395 and SR 182 from the Evans Tract to the Bridgeport Reservoir dam. Residents recommend as priority items a bike lane on SR 182, and widening the shoulder along US 395 from the Evans Tract to SR 182.
	Other safety concerns include enforcement of the speed limit through town, the design of several intersections, and the number of deer kills on Twin Lakes Road from Hunewill Hills to Twin Lakes.
	Parking is a problem on Main Street and around County buildings, especially when court is in session and during peak tourist seasons. There is some interest in providing additional off-street parking, possibly next to the Probation Department or on empty lots on Emigrant Street.
	There is interest in developing a bike lane connecting Bridgeport and Twin Lakes, either by widening the shoulder or creating a separate bike path that parallels the existing roadway
	There is interest in eventually developing local bike trails and/or loops, and hiking/pedestrian trails, in Bridgeport and the surrounding recreational areas.
	There is a need for call boxes where cell service is lacking or unlikely due to topography.
Bodie Hills	Issues include improved transportation facilities and upgraded parking, particularly for buses at Bodie State Historic Park. Also recommended is the use of unique and historically compatible modes of travel to Bodie (rail, equestrian, horse-drawn wagons, and trails).
	Transportation improvements into and around the park are needed, including: a) paving Bodie Road up to the cattle guard, having it accepted into the State Highway system, and designating SR 270 as a scenic highway with turnouts & interpretive displays; b) paving Cottonwood Canyon Road to Bodie to reduce dust; and c) if park visitation expands beyond carrying capacity (and to accommodate winter visitors), provide an off-site interagency visitor center and office complex. There is some interest in constructing a satellite parking facility and shuttle bus service outside the Bodie Bowl.
Mono Basin	Residents seek to maintain the small-town quality of life.
	Residents support increased tourism focused on developing Lee Vining as a destination rather than a quick-stop highway town.
	Residents seek improved visitor services.
	Maintain and increase the attractiveness of the community.
	Enhance the visual appearance of Lee Vining along US 395 with landscaping, improved or raised pedestrian crossings, street furniture, revised parking configurations, and provisions for the convenient loading and unloading of tour buses.
	Caltrans and Mono County road maintenance facilities detract from the appearance of the Lee Vining commercial district. Relocation of facilities would allow redevelopment that enhances main street appearance, and could be coordinated with road maintenance facility needs of other entities. If relocation is infeasible, their appearance should be enhanced (landscaping, fencing, painting, etc.) with connectivity to nearby public facilities.
	Reengineering the five-lane section of US 395 through Lee Vining would allow the balancing of competing needs (including convenient parking for business patrons; slower traffic, bike lanes, and pedestrian facilities for residents; traffic flow in front of businesses; and convenient interregional travel for motorists traveling through Mono County.
	The community is interested in developing visual interest and gateway design elements at the north and south entrances to Lee Vining.
	The community seeks to balance community goals (pedestrian safety & comfort, roadway aesthetics, community economics) with the need to move traffic safely and efficiently along US 395.
	There is a desire for pedestrian improvements throughout Lee Vining and environs including safe pedestrian crossings across US 395, tools to slow southbound traffic entering Lee Vining, additional

⁵ Note: Bridgeport residents, working with consultants and Mono County, recently completed a Main Street Revitalization Plan for U.S. 395 through Bridgeport that addresses many of the concerns outlined in this table.

	pedestrian trails to activity nodes, and bikeway improvements throughout.
	Improved parking facilities for visitors, trucks and buses in the summer months.
	Explore options to extend the dates when SR 120 (through Yosemite & east to Benton) is open.
	Provide safe access around avalanche hazards on US 395 north of Lee Vining, possibly with a bypass.
	Expand and enhance local transit services to better link Mono Basin to other communities and attractions, including storage for bicycles and backpacks.
	Offer low-cost backpacker shuttles to reduce multi-day trailhead parking.
	Consider improvements to offer commercial service at Lee Vining Airport, the airport closest to Yosemite National Park.
June Lake	Explore ways to reduce peak-season congestion and winter closures on SR 158 (June Lake Loop's major road), particularly in light of traffic increases forecast to occur in tandem with improvements to the June Mountain Ski Area and environs.
	Traffic congestion is expected to increase due to June Mountain Ski Area improvements and development; increased traffic will aggravate congestion and conflicts between vehicles and pedestrians as well as the frequency of accidents.
	Steep slopes, sensitive environmental habitats, and limited right of way hinder widening of SR 158.
	Small lot configurations, building encroachments into setbacks, and fragmented ownership impede roadway improvements. The inability to provide adequate access to some private lands will limit the development potential of those lands.
	June Lake Village lacks a cohesive and integrated system for traffic, parking, and pedestrian circulation, with an accident rate above statewide average for similar highways.
	Limited parking in commercial & recreational areas, which aggravates traffic flow, creates safety hazards & may impact tourism revenues. On-street parking interferes with snow removal & circulation during winter. Adequate snow removal and management would prevent some parking problems.
	Snow removal on SR 158 causes traffic delays, limits patron access to businesses, and sometimes requires pedestrians to mix with vehicles on plowed roads. Snow storage sites are lacking.
	Limited circulation may hamper local emergency services and evacuations.
	Many Loop roads lack proper grading, shoulders, setback and design features; these shortcomings increase costs for maintenance, repair and snow removal, limit emergency vehicle access and contribute to erosion and impaired traffic circulation.
	Pedestrian features are limited to SR 158 sidewalks through the Village; the sidewalks have varying widths, non-uniform construction materials, and obstructions (stairs, driveways, etc.)
	Some June Lake Village multi-modal improvements may qualify for MAP-21 or ATP funding.
	Many roadway easements are incompatible with topography and development constraints. Easements potentially eligible for vacation should be identified.
	In situations where the County vacates rights of way along street easements, the community may benefit as the properties revert to adjacent owners and becomes eligible for new development; alternatively, some vacations may hinder fire and emergency services by limiting public access or reducing the ability of service providers to locate facilities.
	Vacation of road rights of way could hinder future fire protection, emergency services, and activities of June Lake PUD or SCE (both of which use existing easements for access and facilities).
	June Lake Loop lacks distinctive street signs that reflect the mountain character of the community. Signs newly installed as part of the 911 emergency response program feature design elements that are compatible with this alpine environment.
	There is an opportunity to increase public transit access to and throughout the June Lake community.
	Improved and expanded pedestrian trails would improve safety, increase pedestrian traffic, and expand the range of recreational opportunities along the Loop. Currently, most of June Lake's trails are on public lands outside the community; trails on private lands would link major commercial centers with residential development, lodging facilities and recreational nodes.
	Cross-country ski trails could link future development and provide an alternative to automobile travel. However, cross country trails in the Loop are severely limited by avalanche and other factors.
Mammoth Vicinity/ Upper Owens	Residents seek to maintain the US 395 scenic corridor and provide bike routes in the western portion of Long Valley on existing roadways.
Long Valley	Residents want to maintain the rural recreational character while developing an effective and safe

	<p>circulation system including adequate emergency access, upgrading local roads to county standards, discouraging traffic in residential areas, and encouraging alternative transportation.</p> <p>Residents are interested in bike lanes around Crowley Lake, from Long Valley to Convict Lake Road; from Long Valley to Mammoth Lakes; and along South Landing Road.</p> <p>Local safety would be improved with provision of routes for pedestrians and bicyclists in the Crowley Lake/Hilton Creek area, along Crowley Lake Drive and South Landing Road. Interest has also been expressed in developing trails along parts of the Whiskey Creek riparian corridor.</p> <p>Residents are concerned about safety at the intersection of Lower Rock Creek Rd and US 395, and interested in eliminating that intersection and realigning Lower Rock Ck Rd to terminate at Tom's Place and/or developing a separate Class I bicycle path from Tom's Place to Lower Rock Creek Road.</p>
Wheeler Crest/Paradise	<p>Residents seek improved transportation to better protect and access unique scenic, recreational and environmental resources of the area. The lack of alternative transportation in the community and linking the area to other communities is a major concern. Residents are interested in providing a bicycle climbing lane on Lower Rock Creek Road from Tom's Place to the Inyo County line.</p>
Tri-Valley	<p>Residents seek improved safety and access to the rest of the county including safe & adequate access to US 6; safety along US 6 during hazardous conditions (primarily dust storms); provision of rest stops along US 6; inclusion of US 6 in the countywide scenic highway system for its historic significance; and provision of a bike path connecting Bishop and Chalfant. Residents see need for an emergency services facility & emergency landing strip in Hammil Valley.</p> <p>Traffic speed through community areas, and safe routes to school (especially near highway crossings) are additional concerns.</p>
Oasis	<p>Oasis, in the extreme southeastern corner of the county, is separated from the rest of the county by the White Mountains. Oasis is an agricultural area and has identified no transportation needs aside from regular maintenance of the existing highway system</p>
Countywide Parking Issues	<p>Commercial businesses in Bridgeport, Lee Vining, June Lake and elsewhere have been unable to fully comply with parking regulations. The County has adopted alternative compliance measures to mitigate parking & traffic impacts, particularly for new & expanding commercial developments. The new regulations allow use of pedestrian, transit and bike accommodations in lieu of some parking spaces. Parking for buses & large trucks is a continuing problem in some areas; the County anticipates that future recreational & commercial development will increase demand for parking facilities.</p> <p>On-street parking creates safety concerns in some areas. In winter, on-street parking may hinder snow removal & on-street parking of large trucks can create a nuisance. Improvements proposed on Bridgeport Main St (reconfiguration/reduction of travel lanes and parking spaces) would encourage slower traffic speeds and converted former travel lanes into a combination of parallel & back-in angle parking. Parking restrictions continue to apply during certain winter hours to allow for snow removal.</p> <p>Some communities would like to see the creation of community parking areas instead of requiring all businesses to develop small individual parking areas. There has also been some interest, in Lee Vining, to consider developing or designating a site for large-truck parking.</p>

4.2.3.8 Aviation Trends

Aircraft activity in Mono County is primarily general aviation activity; i.e., aircraft used for firefighting, emergency services, charter service, business or recreational use. The number of aircraft has increased at Bryant Field as well as Lee Vining Airport since 2000 (both facilities had four single-engine aircraft as of 2015), but the total remains very low. Annual aircraft operations have also increased, but use levels at both airports remain low (approximately 11 flights daily on average at Bryant Field, and seven daily flights at Lee Vining). Aviation services and existing airport infrastructure are vital for the movement of people and light cargo, firefighting, and emergency medical purposes. For visitors, the air services provide the only automobile alternate into Mono County, and residents rely on air services for a range of business, governmental, medical and emergency purposes. Mammoth Yosemite Airport (operated by the Town of Mammoth Lakes) is the only airport in Mono County that provides air cargo and FAA-certified commercial service.

4.2.3.9 RTP Recommendations

The 2015 Mono County RTP Action Element offers a wide range of specific recommendations for achieving coordinated multi-modal circulation throughout Mono County. RTP recommendations are summarized below.

TABLE 4.2-5: Summary of Mono County RTP Recommendations	
RTP GOAL	RTP RECOMMENDATION
Long-term maintenance of existing roads	Direct county Road Department funds to the operation and maintenance of existing roadways. Roadway construction or rehabilitation projects are limited to those eligible and included in the STIP. Both the RTIP and the STIP now include a preventative maintenance program.
Short-term maintenance of existing roads	Short-range, direct Town Road funds to operation & maintenance of existing roadways. Road construction or rehabilitation projects are limited to those eligible and included in the STIP.
Expand the range of STIP projects to include multi-modal elements	The adopted Mono County STIP serves as the short-range highway improvement program. In the past, STIP funds have been confined to highway projects. Since passage of SB 45, STIP funds are available for a variety of transportation improvements. As a result, although STIP contains primarily highway projects, it also contains projects on County and Town roads, as well as pedestrian and bikeway improvements, and transit projects. These are specific action items to be completed in the immediate future. General action plans, both short-term and long-term, for County and Town roads, aviation, pedestrian facilities, and bikeway facilities are outlined in this RTP.
Interregional Improvement Program Implementation	Caltrans' Interregional Improvement Program (IIP) serves as the long-range highway improvement program for this RTP.
Long-term airport planning	Mono County operates Lee Vining & Bridgeport (Bryant Field) airports, and recently updated its airport layout plans. Transient activity is expected to increase at Lee Vining Airport due to new emphasis on its proximity to Yosemite National Park.
Short-term airport planning	Short-range action plans for Lee Vining Airport and Bryant Field are provided by the Capital Improvement Plan for each airport and include a number of safety improvements.
Mammoth Yosemite Airport planning	The Town of Mammoth Lakes plans extensive improvements to the Mammoth Yosemite Airport to support Bombardier QD400 commercial aircraft service. Short-range action plans for Mammoth Yosemite Airport are provided by the Airport Capital Improvement Plan.
Transit Improvements	The action plans for transit focus on implementing policies in the Eastern Sierra Transit Authority's (ESTA's) Short Range Transit Plan, and the Town of Mammoth Lakes Transit Plan. These plans summarize and analyze existing transit services, evaluate the needs of county residents and visitors for transit services, estimate future demand for transit services, evaluate funding opportunities to sustain long-term viability of the transit system, and delineate policies for the future development and operation of transit systems countywide. ESTA has expanded its routes in response to needs identified in the SRTP and at annual unmet needs hearings.
Interregional Connections	Recommended actions that focus on interregional connections include continuing participation in ESTA and YARTS, in the intercity transit planning process with Inyo and Kern counties and Caltrans District 9, and in the Eastern California Transportation Planning Partnership, which is a collaborative regional transportation planning process with Kern, Inyo, and San Bernardino counties.
Non-Motorized Circulation	The County's action programs for bicyclists, pedestrians, equestrians, cross country skiers and other non-motorized modes of transportation focus on implementing an updated Mono County Trails Plan and on adopting a Bicycle Transportation Plan. RTP policies call for provision of wider shoulders for bike and other uses as a component of street/ highway rehabilitation projects, and focus on walkable communities and increasing multi-modal mobility in the Livable Communities and Active Transportation policy elements.
Funding opportunities	Ensure active and continuous involvement in the STIP process to maximize funding opportunities for rehabilitation and construction projects throughout the county.
Maintenance of non-paved roads	Pursue maintenance activities on unpaved County roads to facilitate public access and emergency service access in remote areas. Maintenance activities now focus on implementing environmentally sensitive operations in order to mitigate impacts to wildlife, such as sage grouse.

The RTP also identifies specific performance measures for desired outcomes including cost effectiveness, customer satisfaction, environmental quality, mobility on the aviation system, mobility on transit systems, mobility on non-motorized facilities, maintenance of existing infrastructure, livability of local communities, sustainability of the local transportation system, reduced wildlife kills, and seasonal closure/extreme weather driving conditions.

4.2.3.10 Bicycle Transportation Plan (BTP)

The *Mono County BTP* describes existing bicycle facilities and programs, analyzes the need for future facilities, designates and prioritizes new routes, provides maps, identifies funding sources, and establishes policies and standards for improving bicycle facilities in the unincorporated area of Mono County. The BTP complies with California Streets and Highways Code §891.2 and §891.4 as well as requirements for state Bicycle Transportation Account (BTA) funding applications. The BTP expands upon the General Bikeway Plan contained in the Mono County Trails Plan (1994) and has been designed to complement similar plans in surrounding counties and communities, including the BTP prepared by the Town of Mammoth Lakes, thus working toward an extensive and complete system. Policies in the document recommend that the *Mono County BTP* be reviewed and updated every five years, in compliance with state requirements for Bicycle Transportation Account (BTA) funding and to ensure that the plan remains current.

Mono County lacks facilities specifically for bicyclists at present; most bicycling occurs on roads where shoulder widths may not be wide enough to safely accommodate motorists and bicyclist, and mountain bike use occurs on dirt roads that are generally unmarked for that purpose. The limited areas with signing for bicycle use include routes along Crowley Lake Drive and South Landing Road (from Tom’s Place to Crowley Lake), along Pearson Road in Crowley Lake, North Shore Drive in June Lake, ‘Share the Road’ signs along Benton Crossing Road and along SR 158 in June Lake, a bicycle/pedestrian bridge over the East Walker River in Bridgeport, a recently designated bike lane on Main Street in Bridgeport, and the Eastside Lane Bike Route in the Antelope Valley. Existing bike racks are located at the June Lake Library and Community Center, the USFS Mono Basin Visitor Center in Lee Vining, behind the Mono Mart in Lee Vining (for employees), the county Annex building in Bridgeport, Lee Vining High School and Lee Vining Community Center.

BTP development included extensive outreach to obtain recommendations and ideas from local bicycling groups including Eastside Velo and the Sierra Cycling Foundation. Table 4.2-6 summarizes overall bicycling needs as identified through the outreach program, as well as needs identified for individual community areas in the county.

TABLE 4.2-6: Existing Needs of the Mono County Bicycle System	
<i>Issue</i>	<i>Identified Needs</i>
COUNTYWIDE BICYCLE ISSUES	
UPHILL BIKE LANES	Widening uphill shoulders is the single most important step to achieve consistent auto flow travel, bicycle safety and construction economics (build lanes uphill only). Widening uphill sections on the Scenic Loop, Crowley Lake Drive, Benton Crossing Road, upper and lower Rock Creek Road, Convict Lake Road, and SR 120 would be a sensible, economical start.
MAINTENANCE	Existing roads and shoulders should be maintained. Expansion cracks need to be filled and smoothed with special attention to downhill lanes. Benton Crossing Road and the Scenic Loop are examples of downhill stretches of roads in need of crack filling.
CLEANLINESS	Road shoulders should be swept, with uphill sections swept most frequently. Uphill roads with banks and curbs need vacuum-type sweeping rather than pull-broom as the banks trap debris. Major holidays yield more glass and debris.
SIGNAGE	Signs that indicate bicycle traffic give a heads-up to both bicyclists and motorists. "Share the Road" signs on two-lane roads are an inexpensive yet effective way to create safety for all. "Share the Road" signs would be well suited for the Scenic Loop, Crowley Lake Drive, Twin Lakes Road and Benton Crossing Road. Bike Route signs on SR 203, and on US 395 from Tom's Place to June Lake and eventually to Lee Vining would be ideal.
RUMBLE STRIPS	The size and placement of rumble strips, and resulting safety issues, are a concern. The Sierra Cycling Foundation (SCF) explains that the current placement of rumble strips

	forces bicyclists onto a dirty shoulder, and advocates for use of a rumble strip half its current width and placed immediately to the right of the fog line (please see http://www.sierracyclingfoundation.org/positions.htm). SCF also advocates for regular maintenance and sweeping of the shoulder.
BICYCLE-FRIENDLY FEATURES	In addition to signage, street features should be planned to accommodate bicyclists. For example, the wider plates on cattle guards on Benton Crossing Road enable bicyclists to cross safely.
INDIVIDUAL COMMUNITY BICYCLE NEEDS	
ANTELOPE VALLEY	Antelope Valley has several small communities spread out along the perimeter of the valley. Bicyclists currently use local highways and roadways to move between those communities and through the valley. These roadways are adequate to serve current and future bicyclist demand but safety could be improved by widening the shoulders of the roadways and by striping/signage.
	Antelope Valley is separated from the rest of the county by topography. It does not have nearby recreational destinations popular with bicyclists. Opportunities may exist to promote bicycling through the Walker Canyon via the Scenic Byway planning effort.
	The Death Ride is held each year that includes a stretch traveling over Monitor Pass to US 395 and back. There may be an opportunity to coordinate efforts with Alpine County to build upon the success of an event that had 3,500 riders in 2012.
SWAUGER CK/DEVIL'S GATE	Swauger Creek/Devil's Gate is an isolated residential area where the provision of bikeways has not been an issue.
BRIDGEPORT VALLEY	Bridgeport needs safe commuter routes for children and others from the Evans Tract and the residential areas on SR 182 to the Main Street area and the school. These could be provided by widening the shoulders and designating a bike route or by designating an alternative route.
	Residents have expressed interest in developing a bike route between Bridgeport and Twin Lakes, a popular bicycling route, either by widening the shoulders on Twin Lakes Road or creating a separate bike path that parallels Twin Lakes Road. Both alternatives (especially the latter) may encounter wetlands that would make development difficult. A separate bike path would require obtaining easements or rights of way, which could be expensive and make the project infeasible.
	Residents are also interested in eventually developing a loop trail connecting the Twin Lakes bike trail to Buckeye Canyon Road and linking that segment to a trail around the reservoir.
	The Bridgeport Main Street planning effort developed and implemented Class II bike lanes through the town-site, establishing an opportunity for additional bicycle connectivity to SR 182 and Twin Lakes Road.
MONO BASIN	Mono Basin has a number of dirt roads within the boundaries of the Mono Basin National Forest Scenic Area. Use of those roads is governed by the Comprehensive Management Plan for the Scenic Area, which allows bicycling on existing roads.
	US 395 along the west side of Mono Lake does not have adequate shoulders in some areas for safety. Past efforts to expand shoulders were opposed by some, and the project has since been abandoned by the LTC and Caltrans.
	Major recreational destinations include Mono Lake, the USFS Visitor Center, and SR 120 in Lee Vining Canyon. Bike routes exist to all these destinations.
	Most children at the schools in Lee Vining are bussed to school or walk. Commuting routes for school children are limited.
JUNE LAKE LOOP	Policies in the June Lake Area Plan focus on creating a more inviting and walkable community, and providing alternatives to automobile use. The June Lake Multimodal Plan addressed these concerns, and has since been incorporated directly into the RTP.
	The main bike route to and through June Lake is SR 158, a narrow, winding route without sufficient shoulders. This is an extremely popular touring route. Safety on this

	<p>route is a concern, particularly for bicyclists between June Lake Village and the Down Canyon area.</p> <p>Public lands surrounding the June Lake Junction, and between June Lake and Mammoth Lakes, contain an extensive system of roads used by mountain bicyclists and off-highway vehicles. There are opportunities to link community bikeways to those roads. In addition, an alternative route parallel to US 395 could be provided between June Lake and Lee Vining. The USFS recently concluded a planning effort to highlight routes and eliminate duplicative paths of disturbance.</p> <p>Parking facilities for bicycles are limited in June Lake. Additional facilities could be provided in the Village and at the lakes.</p> <p>Share-the-road signs have been placed along North Shore Drive to enhance bicycle safety and use, and there is an opportunity to integrate bicycling amenities at the Rodeo Grounds/West Village and plan bike paths to access June Lake Ballfield, parks, and the lakes.</p>
MAMMOTH VICINITY/ UPPER OWENS	<p>The western portion of Long Valley is primarily a recreational area. There is no year-round residential development in the area. The area contains an extensive dirt road system, which is mapped in the Interagency OHV Maps. The Inyo National Forest has signed a few roads north of Casa Diablo and north of Mammoth Lakes as bike trails. Maps of those trails are available from the Forest. This is a very popular area with bicyclists; additional trail markings may be appropriate</p> <p>There is potential to connect trails in Mammoth Lakes with trails to the surrounding area by signing existing roads as bike trails.</p>
LONG VALLEY	<p>The Long Valley area includes the communities of Sunny Slopes/Tom's Place, Aspen Springs, Crowley Lake/Hilton Creek, McGee Creek, and Long Valley. These residential communities have limited commercial activities. Many of the residents work in Mammoth; most of the children go to school in Mammoth.</p> <p>Crowley Lake Drive, from Tom's Place to Long Valley, is used for biking by both residents and visitors. The County constructed a bike path along Crowley Lake Drive, from South Landing Road to the Community Library and Park.</p> <p>There are a number of recreational areas popular with bicyclists in and adjacent to Long Valley; i.e., Rock Creek Canyon, Owens Gorge Road, Convict Lake Road, and Benton Crossing Road. Rock Creek Canyon and Owens Gorge Road are accessible from the community areas along Crowley Lake Drive. Convict Lake Road and Benton Crossing Road are not accessible except by riding on US 395. Residents are interested in providing alternative routes to US 395. The Interagency OHV Maps show that an alternative route from Crowley Lake to the Convict Lake Road would be possible. An alternative route to Benton Crossing Road would not be possible.</p> <p>Benton Crossing Road is extremely popular with residents and visitors for bicycling. The Circulation Element/RTP contains a policy to designate a bike trail around Crowley Lake on Benton Crossing Road.</p> <p>The Circulation Element/RTP also contains a policy to designate a bike trail from Long Valley to Mammoth Lakes. Currently riders must use US 395. A loop from Mammoth Lakes to the Crowley area is another extremely popular bicycling route.</p>
WHEELER CREST/ PARADISE	<p>Wheeler Crest and Paradise are somewhat isolated residential areas. The only access road through the area, Lower Rock Creek Road, provides an alternative route to travel on US 395 between Long Valley and Bishop, as well as access to recreational areas along Lower Rock Creek. Lower Rock Creek Road is a narrow, 2-lane road. Residents are interested in providing a bikeway along Lower Rock Creek Road.</p> <p>There are limited rest facilities along Lower Rock Creek Road.</p>
TRI-VALLEY	<p>Bicyclists utilize SR 120 and US 6 in the Tri-Valley area (Benton, Hammil, and Chalfant) for touring or long day trips. Increased safety on those roads is a concern.</p> <p>Limited rest facilities (restrooms, water) are located at the community parks in Benton</p>

	and Chalfant. There are no official turnouts along SR 120 and US 6.
	Chalfant has become a bedroom community for the city of Bishop, approximately 12 miles south in Inyo County. Residents have expressed an interest in developing a bike route between Chalfant and Bishop, either by widening the shoulder of US 6 or by developing an alternative route. Although many residents of Chalfant commute to Bishop to work, the potential for commuter bicycle use is not high. The distance involved, extreme hot and cold weather conditions throughout the year, and heavy winds do not make commuting by bicycle particularly attractive.
	There is a need for safe bike routes. These could be provided by widening the shoulders and designating a bike route or by designating an alternative route, particularly on Chalfant Road and Valley Road.
	Recreational bicycle use of the Tri-Valley area is limited. There is some interest in developing a bike route to Fish Slough. Another potential bike route is Chalfant Loop Road, connecting Chalfant with White Mountain Estates.
OASIS	Oasis is an isolated agricultural area; provision of bikeways has not been an issue.

4.3.2.11 Eastern Sierra Corridor Enhancement Program

The *Eastern Sierra Corridor Enhancement Plan* was developed in a collaboration of Caltrans, Mono County, Inyo County and Kern County to establish a unified vision for aesthetic enhancements for the Eastern Sierra Corridor with a focus on US 395 and SR 14. As part of the effort, the Plan included a detailed review of traffic conditions along the entire corridor, as summarized herein. The Eastern Sierra Corridor is not only a key element of the California surface transportation network, but also a key transportation corridor for Mono, Inyo, and Eastern Kern counties, and it serves as “Main Street” for the many communities it passes through. US 395 varies along the corridor from a four-lane divided freeway to a two-lane undivided conventional roadway, and speed limits vary from a maximum of 65 mph on most open roadway sections, to a minimum of 25 mph when passing through towns along the corridor.

The highest traffic volumes are in the Bishop area (south of Mono County), largely due to the high proportion of local traffic in Bishop. Overall, the data indicates relatively strong growth in traffic volumes on US 395 between Bishop and Mammoth Lakes. The ratio of peak month average daily traffic (ADT) to annual (ADT) has declined considerably over the last 10 years, indicating that volumes in the off seasons have increased faster than in the peak seasons.

Because it provides access to many recreational activities and destinations, the corridor experiences major traffic volume shifts throughout the year. From Lee Vining south, traffic in the northbound direction peaks on Fridays in both the summer and the winter (winter being significantly higher); southbound traffic peaks for both seasons on Sundays. North of Lee Vining the pattern changes: northbound and southbound traffic is very similar throughout the week, with winter traffic peaks on Friday, Saturday, and Sundays, and slightly lower volumes during summer. Recreational traffic creates specific problems due both to the amount and type of traffic. Peak days can resemble the recurrent congestion patterns found in more urban areas, posing particular concern in community areas. Additional safety concerns result from slow-moving recreational vehicles, particularly on two-lane sections of roadways.

The majority of accidents (about 67%) are single-vehicle accidents. Sideswipes, rear-ends, and broadsides were the next most common type of accidents. The most serious types of accidents (head-on, bicycle/vehicle, and pedestrian/vehicle) represented less than 2% each of the total. Although most of the analyzed highway segments have a fatality rate higher than the statewide average, the total accident rate is usually lower than average; this is attributed to higher speed single-vehicle accidents (such as running off the road).

Major planned improvements include expanding US 395 to four lanes from the San Bernardino County line to Lee Vining, with an LOS “B”; north of Lee Vining, LOS “C” will be accepted due to topographic constraints and lack of funding and public support. Other planned corridor improvements include widening shoulders, constructing passing lanes, and curve corrections. Many of the route concept improvements have already been completed.

US 395 provides regional transportation connections and truck access between southern California and Reno, Nevada. Trucks represent a higher-than-average proportion of the total traffic along the corridor, accounting for between 5% and 24% of total traffic; most locations have over 10% truck traffic. The majority of trucks have five or more axles and 23% have two axles. Corridor use for goods movement increased by 32% between 1997 and 2007. As Reno continues to develop the Tahoe Reno Industrial Center, additional increases in truck traffic can be anticipated; further studies are planned that will provide reliable estimates of impacts the new center may have on US 395.

The *Plan* notes that Caltrans and the Eastern Sierra communities have some competing interests when it comes to US 395 as Main Street. Caltrans' top priority is to improve safety, with additional concerns pertaining to reducing congestion, creating efficient traffic circulation, reducing maintenance, and reducing exposure to traffic for workers. In contrast, Eastern Sierra towns have repeatedly expressed a goal of slowing traffic, with improvements (median landscaping, roadside trees, traffic calming, sidewalk continuity, more crosswalks, etc.) that improve commercial activity and walkability in the community centers while addressing snow removal issues, maintaining highway capacity and allowing for the safe and efficient movement of freight and other vehicles. Caltrans is working with the local communities to identify design standards and improvement projects that are consistent with community values, provided they do not compromise sound engineering judgment and safety.

Lack of adequate parking is an issue in communities along the corridor, including parking for buses and large trucks (particularly in recreational and commercial areas). On-street parking can create safety concerns and hinder snow removal during winter. The plan suggests that community parking areas may be preferable to individual business parking areas, and cites a need to consider sites for large truck parking in communities such as Lee Vining and Bridgeport.

4.2.4 REGULATORY SETTING⁶

4.2.4.1 Federal Regulations

Federal National Environmental Policy Act. The National Environmental Policy Act of 1969 (NEPA) is implemented by regulations included in the Code of Federal Regulations (40 CFR § 1500 et seq.), which require careful consideration of the harmful effects of federal actions or plans, including projects that receive federal funds, if they may have a significant adverse effect on the environment. NEPA mandates that all federal agencies carry out their regulations, policies, and programs in accordance with NEPA's policies of environmental protection. NEPA encourages the protection of all aspects of the environment and requires federal agencies to utilize a systematic, interdisciplinary approach to agency decision-making that will ensure the integrated use of natural sciences such as geology. While NEPA compliance is not required for the project, NEPA compliance will be required for transportation improvement projects that will be financed using federal funds. Some development projects (such as low-income housing) also use federal funds and are subject to NEPA. The regulations also require projects requiring NEPA review to seek to avoid or minimize adverse effects of proposed actions, and restore and enhance environmental quality as much as possible.

Moving Ahead for Progress in the 21st Century (MAP-21). MAP-21 (signed into law by President Obama on 6 July 2012) provides over \$105 billion of funding for surface transportation programs for fiscal years (FY) 2013 and 2014, and is the first long-term highway authorization enacted since 2005. By transforming the policy and programmatic framework for investments to guide the system's growth and development, MAP-21 creates a streamlined and performance-based surface transportation program and builds on many of the highway, transit, bike, and pedestrian programs and policies established earlier. To allow more time for development and consideration of a long-term reauthorization of surface transportation programs, Congress has enacted short-term extensions of the expiring law.

US Department of Homeland Security (DHS). DHS was established by the Homeland Security Act of 2002. The primary mission of the DHS is to; 1) prevent terrorist attacks in the United States; 2) reduce vulnerability of the US to terrorism; and 3) minimize damage and assist in the recovery from terrorist attacks that do occur.

⁶ The reader is also referred to the interrelated regulations outlined in EIR §4.3, Air Quality and Greenhouse Gas Emissions.

Federal Emergency Management Agency (FEMA). FEMA became a department of the DHS during 2003. The primary mission of FEMA is to protect the nation from all hazards (including natural and human-created disasters and acts of terrorism) and reduce the loss of life and property through a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation.

National Response Framework (NRF). The NRF offers a set of guiding principles that enable all response partners to prepare for and provide a unified national response to disasters and emergencies. It establishes a comprehensive, national, all-hazards approach to domestic incident response. An earlier program (the National Response Plan) was replaced by the NRF in March 2008.

Transportation Security Administration (TSA). The TSA is a component of the DHS, responsible for security of the nation's transportation systems. TSA works with state, local and regional partners to provide security for highways, railroads, buses, mass transit systems, and ports. A majority of TSA resources are directed to aviation security (particularly passenger & baggage screening). In Mono County, TSA operates facilities at Mammoth Yosemite Airport.

The Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 provides an opportunity for states, tribes, and local governments to revitalize mitigation planning efforts. DMA 2000 amended the 1988 Robert T. Stafford Disaster Relief & Emergency Assistance Act by adding §322 (Mitigation Planning), which required governments to develop and submit mitigation plans as a condition for funding through the Hazard Mitigation Grant Program (HMGP).

National Incident Management System (NIMS). NIMS provides a tool to help states, counties, and local jurisdictions respond to catastrophic events through enhanced communication and coordination, based on a nationwide response template. In California, the Standard Emergency Management System (SEMS) offers similar management tools (see §4.2.4.2, State Regulations).

United States Department of Defense (DOD). The DOD is authorized to provide resources when response and recovery requirements are beyond the capabilities of civilian authorities, provided that the DOD efforts do not compromise the Department's core mission of national defense. Requests for Defense Support can be submitted by local, county and state authorities, and generally follow or occur in tandem with a request from a Governor to the President for a disaster declaration. DOD operates one installation in Mono County (the Marine Corps Mountain Warfare Training Center, located south of Topaz).

4.2.4.2 State Regulations

California Environmental Quality Act (CEQA). CEQA, enacted by the California legislature in 1970, is codified in the Public Resources Code starting at § 21000 (see http://www.ceres.ca.gov/topic/env_law/ceqa/stat). CEQA was closely modeled on NEPA, and both acts were conceived for the purpose of requiring public agencies and elected decision-makers to consider and disclose to the public the environmental implications of their actions. Unlike NEPA, CEQA requires the adoption of mitigation measures or project alternatives to avoid or mitigate significant adverse environmental effects (unless such measures are found to be infeasible). Through these requirements, CEQA establishes both a procedural obligation to analyze and publicize adverse physical environmental effects, and a substantive obligation to mitigate or avoid significant impacts

California Transportation Commission (CTC) RTP Guidelines.⁷ CGC §65080 et seq. requires the preparation of RTPs, and the update of those plans at least every four years. §14522 authorizes the CTC to prepare guidelines to assist in the preparation of RTPs. The RTP guidelines prepared by CTC in turn encourage all areas to follow the federally mandated comprehensive planning process to ensure uniform plans statewide. The guidelines also recommend that RTP projections be based on available data, use acceptable forecasting methodologies, and be consistent with Department of Finance (DOF) projections for the planning region. The guidelines require an RTP to identify and discuss differences (if any) between the agency and DOF projections. The most recent update to the RTP guidelines was published in 2010,

⁷ Caltrans website: http://www.dot.ca.gov/hq/transprog/ocip/archives/stip2014/2014_itip.pdf, accessed 2-5-15.

with new provisions for complying with Senate Bill 375 (SB375, discussed below), and new guidelines for regional travel demand modeling, scaled to reflect differences in the size of California metropolitan planning organizations (MPOs).

State Transportation Improvement Program (STIP). STIP is a multi-year capital improvement program of transportation projects on and off the State Highway System, funded with revenues from the federal Transportation Investment Fund and other funding sources. STIP programming generally occurs every two years. The programming cycle begins with release of a proposed fund estimate (to identify the amount of new funds available for the programming of transportation projects), followed by CTC adoption of the fund estimate. Once the fund estimate is adopted, Caltrans works with regional planning agencies to prepare and submit transportation improvement plans for CTC review and approval. Implementation begins once projects are programmed. In 1997, the California STIP process was amended by Senate Bill 45, which divided STIP into two sub-programs: the 75% Regional Transportation Improvement Program (RTIP) and the 25% Interregional Transportation Improvement Program (ITIP).

Caltrans' Interregional Transportation Improvement Program (ITIP).⁸ ITIP is a program that funds projects to improve interregional mobility on California highways and rail corridors of strategic importance. The ITIP complements congestion-reduction activities in urban areas of the state that are funded by the Regional Transportation Improvement Program (RTIP) and other funds. ITIP priorities include projects to improve state highways, projects to improve intercity passenger rail systems; and projects to improve interregional movement of people, vehicles, and goods. Projects selected for ITIP funding must be consistent with Caltrans' Interregional Transportation Strategic Plan (ITSP) and the CTC STIP Guidelines. The 2014 ITIP is a five-year program of projects through 2018-19 that will be funded by 25% of new STIP revenues. The 2014 ITIP Transportation Enhancements Program focuses on three broad categories including: a) transportation enhancements (including deletion of all 21 projects slated for FY 2014-2015 in order to return roughly \$52 million to the interregional program per federal MAP-21 changes); b) a highway program whereby nearly \$310 million will be directed to 16 projects on priority interregional corridors of greatest interregional value. In each case the projects will add segments to larger corridor improvements or completely close gaps within a corridor; and (c) the intercity rail program, wherein roughly \$47 million will be directed to nine new intercity rail projects, all of which are consistent with the State Rail Plan and support the Strategic Business Plans for each of the intercity rail corridors. ITIP served as the long-range highway improvement program for the Mono County RTP.

Sustainable Communities Strategy (SCS). MPOs (Metropolitan Planning Organizations) are required to incorporate an SCS into their RTP to establish a process for meeting emissions-reduction goals. The SCS integrates land use and transportation planning programs as a way of reducing GHG emissions, and uses smart growth planning concepts to focus housing and transportation projects in areas that are near jobs, shopping, and schools.

Mono County is not an MPO, and therefore is not required to develop and implement a Sustainable Communities Strategy as part of the RTP. However, Mono County has long sought to focus development in existing communities and to work with existing transportation facilities, and has taken an equally proactive stance toward achieving reductions in GHG emissions. The Mono County RTP carries these long-standing policies into the future, with strengthened emphasis on developing a multi-modal transportation system that serves the needs of residents and visitors while protecting natural resources and reducing GHG emissions. SCS topics are addressed in the Mono County General Plan, and in the Resource Efficiency Plan.

Efficient regional development is also supported by the draft Mono County Regional Blueprint and the Eastern Sierra Landownership Adjustment Project. The draft Regional Blueprint is a collaborative planning process for regional growth management and a coordinated approach to transportation planning. The Blueprint includes a long-range vision, guiding principles, and an implementation strategy for multi-modal transportation that can be implemented through the General Plan. The Eastern Sierra Landownership Adjustment Project (LAP) notes that lack of privately owned land both protects and constrains Mono County; the LAP vision statement emphasizes collaboration as a means to create landownership patterns that complement regional goals while protecting private property rights in order to achieve compact communities, adequate workforce housing, continued agricultural opportunities, protection of resources, and consolidation of lands managed by public agencies.

⁸Caltrans Division of Transportation Programming, 2014 *Interregional Transportation Improvement Program* December 15, 2013.

Standard Emergency Management System (SEMS). SEMS is the California version of the federal NIMS program. SEMS is mandated under CGC §8607(a), and California Executive Order S205 requires the state to integrate NIMS into SEMS where and as appropriate.

Transportation Development Act (TDA).⁹ The California TDA provides two major sources of funding for public transportation: the Local Transportation Fund (LTF), and the State Transit Assistance fund (STA). Both funds support the development of public transportation to meet needs in California, and both are allocated to areas of each county based on population, taxable sales and transit performance. Some counties have the option of using LTF for local streets and roads projects, if they can show there are no unmet transit needs. The branch provides oversight of the public hearing process used to identify unmet transit needs, and also provides interpretation of and initiates changes or additions to legislation and regulations concerning all aspects of the TDA. The branch also provides training and documentation regarding TDA statutes and regulations, and works to ensure that local planning agencies complete performance audits as required for TDA participation.

4.2.4.3 Local Regulations

Mono County LTC.¹⁰ The LTC is Mono County's designated Regional Transportation Agency. The LTC is comprised of three board members appointed by Mammoth Lakes Town Council and three appointed by the Mono County Board of Supervisors, as well as the director of Caltrans District 9. The LTC acts autonomously in fulfilling the mandates of the TDA and other transportation-related state statutes. Primary LTC duties include preparation of an RTP every four years, preparation every two years of a Regional Transportation Improvement Program (RTIP) for submittal to Caltrans and the CTC, review and comment on the STIP Transportation Improvement Plan, ongoing administration of TDA funds, preparation of an annual Overall Work Program, and funding allocation for Transportation Alternatives (TA).

Coordinated Public Transit Plans.^{11, 12} Sponsored by Caltrans, the 2008 Coordinated Public Transit-Human Services Transportation Plan for Inyo and Mono counties was part of a larger planning effort for 23 non-urbanized counties. An Existing Conditions Report was prepared during phase one that described transportation services and programs and identified service gaps and needs. The second phase focused on identification of strategies and solutions to mitigate service gaps and implement the strategies. The Final Report encompasses results and findings from both phases. Plan preparation allowed Inyo and Mono counties to qualify as eligible for Federal Transit Administration (FTA) funding sources that require a coordinated plan. The Plan includes a needs assessment and projects to improve the mobility of disabled, elderly, and low-income residents. ESTA updated the Plan in 2014 in order to develop and refine existing implementable strategies that increase mobility for individuals with disabilities, older adults, and people with low incomes through public and stakeholder input for the period of 2014 to 2019. The strategies update the current Coordinated Public Transit-Human Services Transportation Plan and involve the public transit operator (ESTA), private transportation providers, nonprofit transportation providers or tribal transportation providers.

Eastern Sierra Transit Authority (ESTA) Short-Range Transit Plan (SRTP).¹³ In 2008, public transportation services in Inyo and Mono counties transitioned from Inyo Mono Transit to the ESTA. ESTA provides a wide range of local, regional and interregional service (CREST) extending from Reno, Nevada to Lancaster, California with connections to the Los Angeles area. Dial-a-Ride services are provided in Mammoth, Bishop, Lone Pine and Walker. The 2009 SRTP was prepared as a first Short-Range Transit Plan for ESTA. Plan objectives are to guide the development of public transportation services in Inyo and Mono counties over one five-year period. The Plan incorporates public input, establishes goals and performance standards, documents transit needs, provides service plan recommendations,

⁹ Caltrans website: <http://www.dot.ca.gov/hq/MassTrans/State-TDA.html>, accessed 2-3-15.

¹⁰ Mono County LTC website: <http://www.monocounty.ca.gov/ltc>, accessed 2-3-15.

¹¹ Inyo County LTC and Mono County LTC, *Inyo-Mono Counties Coordinated Public Transit-Human Services Transportation Plan*, prepared by Nelson Nygaard, October 2008.

¹² ESTA, *Inyo-Mono Counties Coordinated Public Transit – Human Services Transportation Plan Update*, Final Plan dated April 2014. Prepared by LSC Transportation Consultants, Inc.

¹³ ESTA Short Range Transit Plan, Vol 1-Service & Financial Plan Final Report Jan. 2009, prepared by Transit Resource Center/Transit Marketing.

establishes a detailed operating and capital financial plan, and (in Volume II) provides a comprehensive marketing plan. The 2009 plan is currently being updated by ESTA.

Yosemite Area Regional Transit System (YARTS) Short-Range Transit Plan (SRTP).¹⁴ YARTS provides public transit services in all areas of the three counties served, including Mono, Mariposa and Merced counties. The YARTS SRTP was prepared to guide development of the YARTS over a five-year period. Plan components were based on extensive market research, and include goals and performance standards, a comprehensive marketing plan, institutional options to improve the governance of YARTS (including potential expansion of the areas served), service plan recommendations, and a detailed operating and capital financial plan. YARTS services in Mono County are limited to the summer months, and include routes to Mammoth Lakes, June Lake, Lee Vining, and Tuolumne Meadows and Yosemite Valley within Yosemite National Park.¹⁵

Mono County Transit Plan. Specific purposes of the Mono County Transit Plan were to analyze existing transit services and to provide a concise summary of those services, to evaluate the needs of county residents and visitors for transit services, to estimate future demand for transit services, to evaluate funding opportunities to sustain the long-term viability of the transit system, and to delineate policies for the future development and operation of transit systems in the county. Since adoption of the Transit Plan, the Mono County Transit Service has expanded its routes in response to needs identified in the Plan and at annual unmet transit needs hearings. Note that ESTA's SRTP (discussed directly above) has superseded the Mono County Transit Plan (which is no longer maintained by the County); the SRTP will soon be again updated.

4.2.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offer the following six criteria for determining the significance of transportation impacts. A project would have a potentially significant impact on circulation if it would:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;
- d) Result in inadequate emergency access or design hazards; and
- e) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, parking or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

4.2.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.2(a): Would implementation of the proposed RTP/General Plan Update conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

¹⁴ Yosemite Area Regional Transit (YARTS) Short Range Transit Plan (SRTP), Volume I: Service, Institutional and Financial Plan, Final Report, March 2011, prepared by Transit Resource Center/Transit Marketing.

¹⁵YARTS bus routes and stop locations, YARTS website (<http://www.yarts.com/service.html>), accessed 2-3-1.

NO SIGNIFICANT IMPACT. Traffic demand projections for the unincorporated areas of Mono County are presented in Table 4.2-7. The modest increases in forecast traffic demand reflect the fact that policies in the Mono County Land Use Element focus future growth in and adjacent to existing communities, particularly the unincorporated communities in Antelope Valley, Bridgeport Valley, June Lake, Wheeler Crest/Paradise, the Tri-Valley, and Long Valley.

TABLE 4.2-7: Five-Year Traffic Demand Projections, Mono County			
	Estimated Avg. Vehicle Trips	Estimated Peak Hour Vehicle Trips	Estimated % Increase over current ADT
Antelope Valley	334.2	35.7	1.5 %
Bridgeport Valley	330.4	35.2	1.2 %
Mono Basin	120.8	12.9	2.5 %
June Lake	271.4	27.7	14.5 %
Long Valley	328.8	33.9	4.9 %
Tri-Valley	172.5	18.6	9.8 %

As shown, ADT levels are forecast to increase between a low of 1.2% (in the Bridgeport Valley) to a high of 14.5% (in June Lake). The RTP analysis notes that these estimated increases over current Average Daily Traffic (ADT) figures are not significant; the performance conditions on local streets are not generally a concern since those streets generally carry only local traffic. North Shore Drive into June Lake is expected to help mitigate the larger expected traffic increase in June Lake.

State and federal highways serve as the main access to each community in the county and carry the greatest amount of traffic. The General Plan Land Use Element calls for future County development to occur in and adjacent to existing communities that are served by existing highway systems. The RTP indicates that the continued (though decreasing, per 2010 Census data) separation of jobs and housing will result in increased traffic volumes, particularly on US 395 in the southern part of the county (including June Lake, Mammoth Lakes, Crowley Lake and Wheeler Crest). Recreational travel is also anticipated to increase, creating congested traffic patterns and safety concerns. Local communities seek to maintain livability while providing for smoothly flowing traffic and safe traffic speeds. Increased recreational travel will create need for additional specialized transportation facilities including pedestrian and bicycle facilities, turnouts/vista points, rest areas, information kiosks, and parking for recreational vehicles. Short-term roadway construction or rehabilitation projects are limited to those already included in the STIP. The long-term improvement projects include major rehabilitation projects to bring all roads to structural adequacy within 20 years. No new road facilities are proposed.

Performance conditions on state and federal highways are set by Caltrans systems planning. In District 9, Caltrans has placed the highest emphasis on maintaining and improving the interregional transportation network. Table 4.2-2 (in the baseline overview) showed Caltrans’ planned LOS (LOS, see Key Terms in §4.2.2) for state and federal highways in Mono County. As indicated therein, most County highways have been assigned a D LOS (i.e., minimal delays but potentially restricted speeds and maneuverability).

The County works collaboratively with Caltrans on regional transportation planning (and Caltrans was a key participant in development of the RTP), but has no authority over the state highway system.¹⁶ Caltrans is working to increase capacity on US 395, the route on which performance conditions are most affected by traffic levels. The RTP anticipates that performance conditions on US 395 and the other county highways will remain as shown above with periodic

¹⁶ Source: Caltrans, OSFP Information and Procedures Guide, 1-2 Roles and Responsibilities, June 2002; Caltrans’ Project Development Procedures Guide notes that all improvements to State highways are considered to be Caltrans projects, even where a project will be financed by others. Caltrans is responsible for operation, maintenance, system expansion and for assessing the impact of improvements proposed by others to the existing system. All project planning, design, right of way acquisition, and construction should be performed in accordance with Caltrans standards and practices and according to Caltrans project development process.

reevaluation as new performance measures are established and LOS alternatives are identified. The Draft RTP recommends three actions that pertain directly to effective performance of the County circulation system:

- Direct county Road Department funds to the operation and maintenance of existing roadways. Roadway construction or rehabilitation projects are limited to those eligible and included in the STIP. Both the RTIP and the STIP now include a preventive maintenance program.
- The County's action programs for bicyclists, pedestrians, equestrians, cross country skiers and other non-motorized modes of transportation focus on implementing existing trail and bicycle planning programs and on future adoption of a BTP. RTP policies call for the provision of wider shoulders for bike and other uses as a component of rehabilitation projects on streets and highways.
- Ensure active and continuous involvement in the STIP process to maximize funding opportunities for rehabilitation and construction projects throughout the county.

The recommended actions will improve and maintain conditions on local roads, expand non-motorized transportation options, and maximize funding for transportation rehabilitation and construction projects. As stated above, the RTP finds that local roads do not have generally adverse performance conditions, and concludes that anticipated increases over current ADT will not be significant. The adverse environmental effects on air quality, traffic, public safety and noise associated with construction, operation and maintenance of the planned roadway maintenance and rehabilitation facilities will be largely temporary in nature, and projects will be subject to separate CEQA review at the time that individual projects are proposed for implementation to assess site-specific environmental conditions and incorporate mitigations as required. Long-term, the proposed road and highway maintenance and rehabilitation improvements will improve traffic conditions and provide for increased public safety.

In combination with the policies and actions recommended in the RTP, it is concluded that adoption and implementation of the RTP/General Plan update would enable Mono County to continue with implementation of plans and programs that mitigate existing transportation issues and concerns, allow future transportation needs to be better served than would otherwise occur, and avoid some transportation and circulation issues altogether through preventive planning. **No significant adverse impacts** are foreseen with respect to applicable transportation plans, ordinances or policies. Applicable goals, policies and objectives recommended in the draft RTP (summarized in Table 4.2-10) will provide additional tools for maintaining effective performance of the Mono County circulation system.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
STRENGTHEN CIRCULATION SYSTEM PERFORMANCE**

Please refer to Table 4.2-10 in EIR Appendix D.

<p>IMPACT 4.2(b): Would implementation of the proposed RTP/General Plan Update conflict with an applicable congestion plan including but not limited to LOS standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>
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LESS THAN SIGNIFICANT IMPACT. Overall, the transportation system in Mono County does not experience severe congestion except in limited areas, and at limited times. The RTP notes that recreational traffic creates specific problems for both the interregional and local circulation system, due both to the amount and type of that traffic. Travel demands during peak winter ski weekends can simulate the recurrent congestion patterns found in more-urban areas; summer recreational events also create congestion (particularly in community areas) as well as safety concerns resulting from slow-moving recreational vehicles (particularly on two-lane roadway sections).

Caltrans systems planning documents provide existing and long-range levels of service for those routes and proposed improvements. Table 4.2-8 above shows Caltrans' planned LOS for state and federal highways in Mono County. Caltrans has been working to increase capacity on US 395, the route on which performance conditions are most

affected by traffic levels. However, the RTP notes that performance conditions on Mono County's highway system will remain as shown previously in Table 4.2-2 (Caltrans Systems Planning Route Concepts).

The Caltrans Dist. 9 System Management Plan³⁷ states that a primary transportation improvement focus for the District and its regional transportation planning agencies is the "*continued upgrade of the US 395/SR 14 corridor to a modern four-lane access controlled expressway. Improving safety for all users while balancing the State Highway's role as interregional thoroughfare, local lifeline, goods movement corridor, and community main street is one of the biggest challenges the District faces.*" The RTP concludes that performance conditions on the County's highway system will remain as shown in Table 4.2-2 but will be reevaluated by Caltrans (including CEQA analysis) following issuance of new guidance regarding performance measures and LOS alternatives.

Due to a number of factors, many types of Transportation Demand Management (TDM) measures (i.e., measures to reduce vehicle trips, lengths and congestion) are not viable in many unincorporated areas of Mono County. Bicycling and walking are generally not a year-round option for commuters due to the long distances traveled and severe winter weather conditions. Transit services for commuter and demand management purposes are similarly limited by the distance between destinations and the relatively small population base.

However, TDM has proved to be a viable option for addressing recreational transportation demands, which is identified as the problem most affecting congestion in Mono County. Shuttle service to Reds Meadow Valley (including the Devils Postpile National Monument) has been in place for many years in order to reduce traffic impacts, and the expanding YARTS program now provides shuttle service from Lee Vining to Yosemite Valley and Tuolumne Meadows – both popular tourism destinations. The RTP notes that recent technological advances, such as Digital 395, may also contribute to transportation demand management. As more people are able to conduct their business electronically via the Digital 395 broadband middle-mile telecommunications networks, commuter travel demand should decrease.

Apart from recreational uses, parking also contributes to circulation challenges in many Mono County communities, as described in Table 4.2-4 (see §4.2.3.7 above), most notably Bridgeport, Bodie, Mono Basin and June Lake. The county General Plan Land Development Regulations generally require on-site parking for single-family residences (two spaces per unit) and other uses where requirements are based on the intensity of use. Most parking in commercial areas is uncovered, and the County has in recent years revised its parking requirements to allow greater flexibility in meeting parking requirements in central business districts. These modifications have allowed the County to effectively respond to parking issues and needs in Bridgeport, and future Complete Street/Main Street planning in June Lake and Lee Vining will alleviate parking issues in those communities as well.

The Draft RTP recommends three actions that pertain directly to the management of congestion in the County circulation system:

- Caltrans' Interregional Improvement Program (IIP) will continue to serve as the long-range highway improvement program for this RTP, and
- The current adopted STIP for Mono County will continue to serve as the short-range highway improvement program. In the past, STIP projects have been confined to highway projects. Since the passage of SB 45, STIP funds are available for a variety of transportation improvement projects. As a result, although the STIP contains primarily highway projects, it also contains projects on County and Town roads, as well as pedestrian and bikeway improvements, and transit projects. These are specific action items to be completed in the immediate future. General action plans, both short-term and long-term, for County and Town roads, aviation, pedestrian facilities, and bikeway facilities are outlined in this RTP.
- Ensure active and continuous involvement in the STIP process to maximize funding opportunities for rehabilitation and construction projects throughout the county.

Use of Caltrans' IIP program will focus on improvements to the long-range highway program and acknowledges that Mono County has no direct authority over the state highway system. As noted previously, Caltrans District 9 has placed

³⁷ Caltrans, *District System Management Plan, District 9*, March 2015.

the highest emphasis on maintaining and improving the interregional transportation network, and has indicated its goal to increase capacity on US 395. Even with Caltrans improvements, however, the RTP anticipates that performance conditions on US 395 and the other County highways will remain generally as at present. As summarized in the baseline overview (§4.2.3.6), the RTP discusses safety concerns associated with truck traffic. The concerns focus on: a) the impact of oversized trucks on the safety of two-lane highway sections; b) the lack of paved shoulders and adequate sight distances; c) hazardous conditions that occur when vehicles must pull over on narrow shoulders for emergencies; and d) hazards to bicyclists when passed by large trucks, particularly where shoulders are narrow. The RTP notes that recent four-laning of US 395 in various parts of the county has mitigated safety issues in those areas, but concerns about truck traffic remain significant in the Tri-Valley on US 6, a two-lane road with no shoulders. The RTP further indicates that recreational vehicle traffic poses safety concerns similar to those noted for trucks.

THE RTP recommends use of the current adopted STIP program to guide short-range highway improvements in Mono County, coupled with active and continuous involvement in that process in order to maximize funding opportunities. The regional funding can be applied to a wide range of projects including highways, aviation, road enhancements, public transportation, rail, bicycle and pedestrians, and highway safety. Issues that most affect congestion on Mono County highways include peak-season recreational travel demands (including highway safety concerns from slow-moving vehicles, particularly on two-lane road segments) as well as parking demand. As indicated in the Regulatory Setting discussion, 75% of STIP funding is now set aside to fund regional transportation improvements. Implementation of the RTP-recommended actions would enable Mono County to continue with implementation of plans and programs that will minimize existing congestion and respond more effectively to increased future demands. Adoption and implementation of the proposed RTP/General Plan Update, as outlined herein, would have a beneficial effect on LOS standards, travel demand measures, and other standards established to manage congestion in Mono County, and impacts are expected to be *less than significant*. Applicable goals, policies and objectives recommended in the draft RTP (summarized in Table 4.2-10) will provide additional tools for maintaining effective performance of the Mono County circulation system.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
SUPPORT CONGESTION MANAGEMENT**

Please refer to Table 4.2-10 in EIR Appendix D.

<p>IMPACT 4.2(c): Would implementation of the RTP/General Plan Update result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>

NO IMPACT. Land use surrounding airports in Mono County is reviewed by the Airport Land Use Commission (ALUC), which has adopted Comprehensive Land Use Plans (CLUPs) for all airports in the county. The RTP notes that general aviation aircraft activity (including aircraft used for firefighting, emergency services, charter service, business and/or recreation) plays an important role in Mono County and the Eastern Sierra region.

Most aviation activity occurs at Mammoth Yosemite Airport, which is owned and managed by the Town of Mammoth Lakes. Service demands at Mammoth Yosemite Airport are forecast to grow in coming years. In contrast, the Mono County RTP does not anticipate that aviation demands at Bryant Field and Lee Vining airports (both of which are managed by Mono County) will increase beyond current levels. Between 2015 and 2020, the Mono County RTP forecasts that the number of aircraft based at Bryant Field and Lee Vining will remain at four for each facility (all single-engine). Annual aircraft operations are also forecast to remain at current levels through 2020 (including 4,500 operations annually at Bryant Field, and 2667 at Lee Vining). Flight activity at both facilities will continue to be centered exclusively on general aviation, with no anticipated change in flight distribution or the ratio of instrument to visual flight operations.

The California Aviation System Plan (CASP) identifies all the airports in Mono County as ones considered to be the Eastern Sierra's highest priority facilities in terms of system capacity and safety enhancement. The CASP suggests needed safety improvements at all of the County's airports. The RTP notes that operational and safety improvements planned at Bryant Field and the Lee Vining Airport will respond to the CASP recommendations, and are included in the short-term capital improvement programs for Bryant Field and the Lee Vining Airport.

The Draft RTP recommends two actions that pertain directly to the Lee Vining and Bridgeport air facilities:

- The Lee Vining and Bridgeport (Bryant Field) airports are operated by the County. The County has updated the airport plans for these airports. An increase in transient activity is expected at the Lee Vining Airport due to a new emphasis on its proximity to Yosemite National Park; and
- Short-range action plans for the Lee Vining Airport and Bryant Field in Bridgeport are provided by the Capital Improvement Plan for each airport and include a number of safety improvements.

Although the recommended actions reference an increase in transient activity at Lee Vining Airport due to new emphasis on proximity to Yosemite National Park, RTP Table 11 (Aircraft and Operations Forecast, Lee Vining Airport, 2000-2020) indicates that whereas operations increased at both Lee Vining and Bryant Field during the period from 2005 to 2010 (a 33% increase in single-engine aircraft operations at both facilities), no additional increase is forecast to occur over the coming five-year period through 2020.

Adoption and implementation of the RTP/General Plan Update is expected to have *no significant adverse effects* on air traffic patterns at either County-operated facility, nor will it cause an increase in air traffic levels or a change in the location of air activity. Moreover, the actions recommended in the RTP for Lee Vining and Bryant Field airports include implementation of Capital Improvement Plans that recommend safety improvements for both facilities, as well as funding to update comprehensive plans for these airports that will extend beyond the 2020 horizon of the RTP to account for future increases in airport demand and associated improvement requirements. Applicable goals, policies and objectives recommended in the draft RTP will provide additional tools for maintaining effective performance of the Mono County circulation system.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
SUPPORT AIR TRAFFIC SAFETY**

Please refer to Table 4.2-10 in EIR Appendix D.

IMPACT 4.2(d): Would implementation of the proposed RTP/General Plan Update result in inadequate emergency access or design hazards?

LESS THAN SIGNIFICANT IMPACT. The Mono County EOP outlines how emergency workers should respond to major emergencies within the county. The plan links detailed standard operating procedures (SOPs) at the local level to broader state and federal disaster planning. The EOP also addresses potential transportation-related hazards in Mono County (including earthquakes, volcanic eruptions, floods, and hazardous materials transport), as well as emergency preparedness and emergency response for the regional transportation system, including the identification of emergency routes. The County also consults with Cal Fire for emergency access requirements for new development in the State Responsibility Areas that cover most of the private property in Mono County. Ongoing GIS mapping will further enhance and support alternative route awareness for emergency response and incident location.

The RTP notes that terrain and land ownership patterns generally limit alternative access routes in Mono County to the existing street and highway system, and limited circulation is cited as a potential limiting factor for local emergency services and for evacuations. US 395 serves as the main corridor for emergency purposes, and the County has developed alternative access routes for some community areas with limited access, including North Shore Drive in June Lake, and the Mammoth Scenic Loop north of Mammoth Lakes. Recently, signs have been installed on the June Lake

Loop as part of the 911 emergency response program. However, some of the loop roads lack proper grading, shoulders, setback and design features, and these limitations pose potential constraints to effective emergency vehicle access. As summarized in Table 4.2-4 (Circulation and Parking Issues in Mono County Communities), other Mono County communities with identified emergency response and access issues include Long Valley and the Tri-Valley area.

Maintenance of non-paved roads will extend the area that can be safely accessed by emergency response vehicles, and thereby contribute to enhanced service. Emergency access needs will also be addressed through other RTP-recommended actions that will improve circulation and provide alternate access routes, both of which are limiting factors for emergency access.

Improved emergency response is the subject of a number of goals, policies and actions recommended in the draft RTP as summarized in Table 4.2-10. These initiatives will enhance emergency response throughout Mono County, and the *Draft RTP* includes specific policies and actions to provide or improve emergency response in the community areas where such services are currently lacking or below par. Adoption and implementation of the proposed RTP/General Plan update will have a *less than significant impact* on emergency services.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT SUPPORT EMERGENCY ACCESS

Please refer to Table 4.2-10 in EIR Appendix D.

IMPACT 4.2(e): Would implementation of the proposed RTP/General Plan Update conflict with adopted policies, plans, or programs regarding public transit, bicycle, parking or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

NO SIGNIFICANT IMPACT: The RTP notes that transit-dependent populations in Mono County are generally young, senior, disabled and/or low-income residents. As shown in Table 4.2-8 below, the percentage of young people is projected to remain relatively stable over the next 20 years while the senior population is projected to rise over 100 percent over the same period. The senior population often has mobility concerns that require specialized transportation.

TABLE 4.2-8: Population Projections, Young People & Seniors			
	2010	2020	2030
Under 17 years old	3004 / 21.0%	3011 / 19.9%	3921 / 18.0%
65 years or older	1429 / 10.0%	2637 / 17.4%	3981 / 24.5%
Total Population	14,338	15,147	16,252

The 2015 *Inyo-Mono Counties Coordinated Public Transit-Human Services Transportation Plan Update* prepared for ESTA offers a more detailed picture of transit-dependent populations in Mono County:

- The greatest number of persons over age 65 in Mono County lives in Mammoth Lakes (550);
- Mammoth also has the greatest number of persons living below poverty level (1,058), and a high number of seasonal workers;
- There are 75 households without a vehicle in Mammoth and 53 in June Lake;
- Data on residents with disabilities is not yet available from the 2010 Census;
- Most Mono County employment is in tourism sector or County government. Major employers in Mono County (more than 200 employees) include Mammoth Hospital, Mammoth Mountain Ski Area, and the County offices in Bridgeport and Mammoth;
- The median household income in Mono County is \$60,469. Around 2.4% of households receive Supplemental Social Security, 1.2% received cash assistance, and 4.3% receive SNAP benefits;
- Nearly 40% of Mono County employed residents work in Mammoth Lakes; 11.3% work in Crowley Lake, 7% commute to Bishop and 5.3% commute to Bridgeport. Almost 75% of employees working in Mammoth Lakes commute from elsewhere (mainly

from Bishop, Crowley Lake, Chalfant and June Lake). There is a high level of commuting between Bishop and Mammoth Lakes, with a greater number of commuters travelling from Bishop to Mammoth Lakes; and

- Population projections prepared by the California State Department of Finance forecast significant growth in older adults who will require access to medical and social services. The senior population (65+) is forecast to increase by 65% between 2010 and 2020, and by 130% between 2020 and 2030 when the increase will be largely comprised of residents age 75+.

State Law (AB 1358) requires local governments to include provisions for Complete Streets in their general plans, with specific reference to non-motor transportation options: "In order to fulfill the commitment to reduce greenhouse gas emissions, make the most efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity, transportation planners must find innovative ways to reduce vehicle miles traveled (VMT) and to shift from short trips in the automobile to biking, walking and use of public transit." This theme is echoed in the Caltrans definition of a complete street as: "a transportation facility that is planned, designed, operated and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility."

Consistent with State law (AB 1358), and as described in the RTP (of which it is a part), Mono County has been very proactive in the development of policies, plans, or programs regarding public transit, bicycle, and pedestrian facilities. A key component of the County's efforts is the updated 2015 Mono County Trails Plan. The plan focuses on adopting a Bicycle Transportation Plan. RTP policies call for the provision of wider shoulders for bike and other uses as a component of rehabilitation projects on streets and highways, and focus on walkable communities and increasing multi-modal mobility in the Livable Communities and Active Transportation policy elements. This theme is echoed in the Caltrans definition of a complete street as: "a transportation facility that is planned, designed, operated and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility." The Trails Plan expands upon and implements policies in the *Mono County General Plan*, associated area plans, and the *RTP*, and is coordinated with applicable plans of federal land management agencies. The Plan focuses primarily on the development of facilities for recreational users (both residents and visitors).

Mono County has also undertaken several "complete street" programs that focus on reducing vehicle miles traveled (VMT) by expanding opportunities for all users including bicyclists, pedestrians, transit vehicles, trucks, and motorists, appropriate to the function and context of the facility. Main Streets in most Mono County communities are also state highways, and must serve the needs of regional mobility as well as local safety and community values. The County has recently completed a Main Street Design Handbook for Bridgeport that includes pedestrian features (signage, lighting, seating and curb extensions), truck safety (via an innovative reconfiguration/reduction of travel lanes and parking spaces to slow traffic and provide for safer parallel and back-in angle parking options), and bicycle features (including bike racks). Similar design handbooks have been completed for other Main Streets (including Walker, Lee Vining and June Lake) in tandem with the Main Street Planning process. Working with Bridgeport Main Street business owners, the County has also prepared a new parking plan that incorporates back-in angle parking on Main Street (from School Street to the Jolly Kone crosswalk, and east of the Jolly Kone crosswalk to the bank's driveway on the north side of US 395) and parallel parking on both sides of Main Street (from School Street to the west and from approximately the Jolly Kone crosswalk to the east).

The *Draft RTP* includes the goal to partner with Caltrans to utilize Active Transportation Program funds, as well as continued use of Memoranda of Understanding (MOU) to support ongoing and planned transportation-related public/private partnerships in the county including: a) working with the CTC and Caltrans to cover a funding shortfall on the Freeman Gulch four-lane; b) initiating a collaborative regional transportation planning process with Kern, Inyo, and San Bernardino counties and Caltrans, including approval of a formal MOU to pool funds for high-priority STIP projects in the region; c) working with the Town of Mammoth Lakes to initiate a pavement management system to assist in identifying future rehabilitation projects on local road systems; d) improvements to North Conway and Bridgeport passing Lanes R14-09 (the North Conway passing lanes project is identified as a tier 1 priority in the *Draft RTP*). In addition to the activities above, the *RTP* recommends two actions that pertain directly to the implementation of policies, plans and programs supporting multi-modal transportation:

- The action plans for transit focus on implementing policies in the Inyo-Mono Counties Coordinated Transit plans, the ESTA Short-Range Transit Plan and YARTS (as well as the Town of Mammoth Lakes Transit Plan). Specific

purposes of these plans are to analyze existing transit services and provide a concise summary of those services, to evaluate the needs of county residents and visitors for transit services, to estimate future demand for transit services, to evaluate funding opportunities to sustain the long-term viability of the transit system, and to delineate policies for the future development and operation of transit systems in the county. Mono County transit services have expanded routes in response to the needs identified in these plans and at the annual unmet needs hearings; and

- Recommended actions that focus on interregional connections includes continuing participation in YARTS, in the inter-city transit planning process with Inyo and Kern counties and Caltrans District 9, and in the Eastern California Transportation Planning Partnership, which is a collaborative regional transportation planning process with Kern, Inyo, and San Bernardino counties.

The RTP recommendations, in combination with the many local and regional transit plans and initiatives undertaken to date, indicate that the proposed *General Plan* Update will have less than significant impacts (and is expected to have beneficial effects) on the adoption and implementation of policies, plans, and programs regarding public transit, bicycle, parking and pedestrian facilities. Applicable goals, policies and objectives recommended in the *draft RTP* (see Table 4.2-10) will provide additional tools for maintaining effective performance of the Mono County circulation system. Three additional recommendations are included below that reflect Caltrans’ comments on the NOP.

The recently completed *BTP* states that demands fall into 4 categories that include:

1. Bicycle routes for residents and visitors for use as alternate transportation and commuting between camping areas, day use areas, commercial areas, and businesses and employment;
2. Bicycle routes for residents and visitors to Mono County for recreational use, sightseeing, and exercise; and
3. Safe bicycle routes in each community for children commuting to and from school and other activities.
4. Safe bicycle routes for long-distance riders on state and local highways and roadways.

Demand by residents for commuting routes is limited, and this is not expected to change. Weather conditions, topography and land use patterns in the county make it impractical for most people to commute to work on bicycles or for many students to commute to school using bicycles (students and workers often drive many miles to their commuting destination). In some areas, safety considerations limit the options for biking within communities since many routes cross highways or run alongside highways, often without adequate shoulders. For these reasons, increasing safety in and between communities, and providing connections between Mammoth Lakes and surrounding communities, would increase bicycling opportunities and demand.

The County notes that recreational use continues to increase, and recreational users are seeking a variety of biking opportunities, ranging from short, paved paths for family biking experiences, to long distance touring routes, and off-road experiences. The potential projects identified in the BTP recognize these needs and demands, and also provide for support facilities (secure and convenient bicycle parking, bike storage, signage, lighting, etc.), and multiple facility use where feasible. Popular touring routes traversing the entire county are also included, along with local routes focused in communities, and the BTP also incorporates education and safety programs geared toward visitors, touring bicyclists, enhanced signage and comprehensive mapping of facilities, routes and connections. Table 4.2-9 lists bicycle improvements proposed in the BTP for Mono County communities:

TABLE 4.2-9: BTP-Recommended Bicycle Improvements in Mono County Communities							
FACILITY	TYPE	FROM	TO	NEED	RECOMMENDED IMPROVEMENTS	APPROX. DISTANCE	PRIORITY
ANTELOPE VALLEY							
Mountain Gate Park bike path	Class I	Eastside Lane	Mountain Gate Park	Connectivity, recreational opportunity	Class I facility, install bike racks	.5 Mile	M
Coleville schools	Class I	Marine Housing	Coleville Schools	Safe access to schools	Class I facility, install bike racks	1.5 Miles	H

network							
Antelope Valley loop	Class III	US 395 w/ east/west access on Topaz	Eastside Lane Larson, Cunningham	Recreational opportunity, connectivity, safety	Widen shoulders in designated areas, add signage	12 Miles	H
Information kiosks	-----	Along loop route		Education/tourism	1+ kiosks along the loop route that discuss natural setting and Valley history	-----	L
Eastside Lane bike lane	Class II	Eastside Lane	Larson, Topaz, Cunningham	Connectivity, recreational opportunity, safety	Class II	5 Miles	M
Bike racks	-----	Walker Park	-----	Recreational	Install bike racks at park	-----	
Directional signage	-----	US 395 north & south of access to park		Improve signage directing bicyclists to rest facilities at Community Center/Park	Install standard directional signs	-----	L
BRIDGEPORT VALLEY							
Twin Lakes Rd bike route	Class II	Main Street	Twin Lakes Resort	Recreational opportunity, safety	Expand shoulder – add shoulder stripes or bike lanes and signage	8 Miles	H
Bridgeport schools network	Class I	SR 182, Stock Dr., North School St.	Kingsley Street	Safe access to schools	Class I facility, install bike racks, bike crossing at US 395	.5 Mile	H
Bridgeport community network Evans Tract segment	Class I	South end of Evans Tract	Main Street	Connectivity, safety	Separate bike path above private property	2.5 Miles	M
Bridgeport community network Reservoir segment	Class I	Around reservoir connecting to bike lane along SR 182 to Main Street		Connectivity, recreational opportunities	Class I facility around reservoir	9 Miles	M
Bridgeport community network SR 182 segment	Class II	North end of reservoir	Main Street	Connectivity, safety	Expand shoulder – add shoulder stripes or bike lanes and signage	3 Miles	M
Bodie recreational loop	Dirt	US 395 to Bodie via SR 270, Cottonwood Canyon Rd, and SR 167		Recreational opportunity	Signage or map showing loop route	30 Miles	M
Bike racks	-----	At commercial and public buildings in Bridgeport community		Recreational	Work with businesses & public entities to install bike racks	-----	

Directional signage	-----	US 395 north & south of access to park		Improve signage directing bicyclists to rest facilities at Community Center/Park	Install standard directional signs	-----	L
MONO BASIN							
Lee Vining Canyon route	Class I	Lee Vining Cyn. Campgrounds to Main St. via power line right of way		Connectivity, recreational opportunity	Class I facility	4 Miles	M
County Park access	Class II	Lee Vining	Mono County Park	Recreational Opportunities	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 395	1 Mile	L
Lee Vining schools network	Class II	Pahoa Drive	Lee Vining Elementary & Lee Vining High School	Safe access to schools	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 395	.5 Mile	M
Mono Lake trails network	Dirt	Network of Dirt Roads in the Mono Basin		Recreational opportunities	Signage, connector trails	>100 Miles	M
Bike racks	-----	Throughout Lee Vining		Recreational, commuting	Work with businesses and public entities to install additional bike racks	-----	H
SR 120E upgrades		Sage Hen Summit east to Benton Crossing Road		Safety	Maintenance Upgrades	45 Miles	M
Widen uphill shoulders	-----	SR 120 E from US 395 to Benton		Safety	Widen shoulders on uphill sections to improve safety	45 Miles	H
Directional signage	-----	US 395 north & south of access to park		Improve signage directing bicyclists to rest facilities Lee Vining Park	Install standard directional signs	-----	L
JUNE LAKE							
Silver Lake bike path	Class I	Silver Lake Camp-ground	Rest area on SR 158	Recreational, Safety	Construction of paved separated path on east side of SR 158	2 Miles	M
Bike racks		June Lake Village		Recreational, Commuter	Install bike racks	-----	M
Information kiosks		Along loop route		Education/tourism	Multiple kiosks along the loop route that discuss natural setting and the loop's history	-----	L
Staging facility		SR 158 & US 395 South Junction		Recreational	At visitor kiosk, add staging facilities for bicyclist; i.e., bathroom/lockers	-----	L
June Lake Loop bike route	Class III	Entire SR 158		Recreation, Safety, commuting	Class III facility	15 Miles	H
"Share the Road"	-----	June Lake Loop		Safety	Install standard signs	-----	H

LONG VALLEY							
signage							
Mammoth Lakes Crowley access trail	Class I	West end of Crowley Lake Drive	Mammoth Lakes	Connectivity, recreational opportunity	Class I facility utilizing existing dirt roads south of US 395	15 Miles	H
Crowley Lake bike loop	Class II	Benton Crossing Road, Owens Gorge Road, Crowley Lake Drive, South Landing Road		Recreational opportunity	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 6	20 Miles	M
Crowley Lake community network Crowley Lake Dr. segment	Class II	Tom's Place	Long Valley	Safety	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 6	5 Miles	H
Crowley Lake community network S. Landing Rd Segment	Class II	Crowley Lake Drive	Crowley Lake	Safety	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 6	2 Miles	H
Bike racks	-----	Throughout Crowley Lake		Recreational, local commuting	Work with businesses & public entities to install additional bike racks	-----	H
Bike route signage	-----	US 395 from Tom's Place to Lee Vining		Safety	Install standard signs	-----	H
"Share the Road" signage	-----	Crowley Lake Drive, Benton Crossing Road, Scenic Loop		Safety	Install standard signs	-----	H
Widen uphill shoulders	-----	Crowley Lake Drive, Benton Crossing Road, Scenic Loop		Safety	Widen shoulders on uphill sections to improve safety	-----	H
Directional signage	-----	Crowley Lake Drive, South Landing Road		Improve signage directing bicyclists to rest facilities at Community Center/Park	Install standard directional signs	-----	L
CHALFANT							
Community bike route	Class III	Chalfant west of US 6	Chalfant Park	Recreational, connectivity, safety	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 6	.5 Mile	H
Bike racks	-----	Chalfant Park	-----	Recreational	Install bike racks at park	-----	
Directional signage	-----	US 6 north & south of	access to park	Improve signage directing bicyclists to rest facilities at Chalfant Park	Install standard directional signs	-----	L
US 6 cattle guards	-----	Where applicable	-----	Bike-friendly cattle guards increase	Replace as funds are available	-----	M

				bicyclist safety			
Fish Slough bike route	Class III	US 6 at Chalfant	Fish Slough	Recreational opportunity	Expand shoulder – add shoulder stripes or bike lanes and signage	Undetermined	L
BENTON							
Community bike route	Class III	High Desert Academy	Benton Cmty Center Park	Recreational, connectivity, safety	Expand shoulders, add shoulder stripes or bike lanes, signage, crosswalk on US 6	1 Mile	H
Benton schools network	----	School		Infrastructure needs	Install bike racks	----	M
Bike racks	----	Benton Community Center / Park	----	Recreational	Install bike racks at community center/park	----	
Directional signage	----	US 6 north & south	access to park	Improve signage directing bicyclists to rest facilities at Community Center/Park	Install standard directional signs	----	L
US 6 cattle guards	----	Where applicable	----	Bike-friendly cattle guards increase bicyclist safety	Replace as funds are available	----	M

The plans and programs outlined above for multi-modal transportation will increase alternative transit options for residents and visitors and expand the range and safety of facilities for bicyclists. The adverse environmental impacts on air quality, traffic, public safety and noise associated with construction, operation and maintenance of the planned facilities will be largely temporary in nature, and substantially outweighed by the long-term benefits to air quality, traffic, safety and noise associated with long-term use of the proposed multi-modal facilities. The County has taken several steps in response to Caltrans’ NOP comment letter. Regarding the suggesting use of mitigation banking to address transportation project impacts, the County has included a policy in the Conservation/ Open Space Element that *“Projects shall be required to achieve “No Net Loss” through avoidance or minimization of impacts and compensation for unavoidable impacts in partnership with an established mitigation bank.* The RTP also incorporates a multi-modal concept, with Caltrans’ involvement, and the *Draft LUE* includes a regulation (LUE, Chapter 11, 11.010.F.1) that requires a variance for installation of overhead utility lines in scenic corridors; for areas outside the scenic corridor, only a use permit is required. In consideration of the information presented herein, the project is concluded to have **no significant adverse impacts** on adopted multi-modal programs or on the performance or safety of such facilities.

RTP/GENERAL PLAN RECOMMENDATIONS, POLICIES AND ACTIONS THAT SUPPORT MULTI-MODAL TRANSPORTATION

Please refer to Table 4.2-10 in EIR Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.3

AIR QUALITY, CLIMATE CHANGE AND GREENHOUSE GASES

4.3.1 INTRODUCTION AND SUMMARY

This section describes existing air quality and greenhouse gas (GHG) emissions in Mono County and the potential impacts on air quality and GHG emissions that may be associated with adoption and implementation of the proposed comprehensive update to the county General Plan & RTP as well as the related planning initiatives. This section is based in part on information provided in the *Mono County Resource Efficiency Plan (REP)*, *Baseline Greenhouse Gas Emissions Inventory Report* and *Proposed Policy Matrix Memo* (prepared by PMC), as well as the draft *Mono County RTP*. Both documents are presented in full on the Mono County website: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

To facilitate understanding of the impact analysis and recommended policy mitigations, this section (as with other EIR sections) provides a summary overview of baseline air quality conditions in Mono County, to inform the county General Plan for the unincorporated areas, and the RTP for the unincorporated areas and the Town of Mammoth Lakes. A thorough and detailed discussion of baseline conditions is provided in the Mono County MEA, which has been updated in concert with the current *General Plan/RTP EIR*. The reader is referred to the Mono County MEA for a full discussion of existing air quality and climate conditions in Mono County. The MEA can be accessed at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>. The information in this section may be used to facilitate tiering of future CEQA documents, serve as a comprehensive source of reference information, and can help promote resource efficiency in Mono County. Key findings of the air quality and GHG emissions impact analysis and recommended mitigation goals and policies are summarized in the table below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR AIR QUALITY	
IMPACT LU 4.3(a):	CRITERIA POLLUTANTS
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.3-7 in Appendix D
Residual Significance:	Less than Significant
IMPACT LU 4.3(b):	AIR QUALITY STANDARDS
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.3-7 in Appendix D
Residual Significance:	Less than Significant
IMPACT LU 4.3(c):	SENSITIVE RECEPTORS
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.3-7 in Appendix D
Residual Significance:	Less than Significant
IMPACT LU 4.3(d):	OBJECTIONABLE ODORS
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.3-7 and Supplemental Mitigation Recommendations in Appendix D
Residual Significance:	Less than Significant
IMPACT LU 4.3(e):	GHG EMISSIONS

Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.3-7 in Appendix D
Residual Significance:	Less than Significant

4.3.2 KEY TERMS USED IN THIS SECTION

Air Pollutants. Air pollutant emissions are generated by stationary, mobile, and natural sources. Stationary sources include two major subcategories: point sources, and area sources. Point sources occur at a specific location and are usually associated with manufacturing, industry and construction activities such as excavation and grading. Area sources are widely distributed and include residential and commercial water heaters, painting operations, portable generators, agricultural fields, landfills, and consumer products such as barbeque lighter fluid and hair spray. Mobile sources refer to emissions from on- and off-road motor vehicles, including tailpipe and evaporative emissions. On-road sources include automotive vehicles operated on roads and highways, while off-road sources include aircraft, trains, and construction vehicles. Air pollutants can also be generated by the natural environment, such as when high winds suspend dust particulates in the air.

Ozone. Ozone is produced by a photochemical reaction (caused by the chemical action of light) between nitrogen oxides (NOX) and reactive organic gases (ROG). NOX is formed during the combustion of fuels, while ROG are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, it mostly occurs in substantial concentrations between the months of April and October. Ozone is a pungent, colorless toxic gas with adverse human health effects including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, persons with respiratory disorders, and people who exercise strenuously outdoors.

Carbon dioxide equivalent (CO₂e). CO₂e is the universal unit for representing the six different GHGs (see below) in one single unit by converting each gas into the equivalent potency of carbon dioxide. CO₂e is commonly expressed in metric tons of carbon dioxide equivalent emissions (MTCO₂e). A metric ton equals approximately 2,205 pounds.

Greenhouse Gases. Gases that trap heat in the earth's atmosphere are called greenhouse gases, or GHGs. GHGs include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). While amounts of some of these gases occur naturally in the atmosphere, modern human activity has led to a steep increase in the amount of GHGs released into the atmosphere over the last 100 years. Collectively, these gases intensify the natural greenhouse effect, thus causing global average surface temperatures to rise, which in turn affects global climate patterns. GHGs are often quantified in terms of CO₂ equivalent, or CO₂e, a unit of measurement that equalizes the potency of GHGs.¹

Sector. Emissions are grouped by the type of activity that generates the emissions, such as on-road transportation, building energy use, solid waste, etc.

Carbon Monoxide. The major source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Elevated concentrations are usually found only near areas of high traffic volumes. Health effects from CO are related to its affinity for hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulty in people with chronic diseases, reduced lung capacity and impaired mental abilities.

Nitrogen Dioxide. NO₂ is a by-product of fuel combustion, primarily from motor vehicles, industrial boilers and furnaces. Nitric oxide (NO) is the principal form of nitrogen oxide produced by combustion, but NO reacts rapidly to form NO₂, creating the mixture of NO and NO₂ commonly called NO_x. Nitrogen dioxide is an acute irritant, and may be associated with chronic pulmonary fibrosis and increased rates of bronchitis in young children at even low concentrations. NO₂ absorbs blue light and gives a reddish brown cast to the atmosphere, reducing visibility. It can also contribute to the formation of PM₁₀ (please see definition under Suspended Particulates, below) and acid rain. It should not be confused with nitrous oxide (N₂O), a GHG.

¹ Refer to the Intergovernmental Panel on Climate Change for more information: <http://www.ipcc.ch/>.

Suspended Particulates. Atmospheric particulate matter ('PM') is comprised of finely divided solids and liquids such as dust, soot, aerosols, fumes, and mists. Particulates of special concern include PM₁₀ (no more than 10 microns in diameter) and PM_{2.5}, (a very fine particulate measuring no more than 2.5 microns in diameter). Major human sources of PM₁₀ include agricultural operations, industrial processes, fossil fuel combustion, construction, demolition, and highway dust. Natural sources include windblown dust, wildfire smoke, and sea spray salt. The finer PM_{2.5} particulates are generally associated with combustion and also formed in the atmosphere as a secondary pollutant through chemical reactions. PM₁₀ and PM_{2.5} are both inhalable, but PM_{2.5} is more likely to penetrate deep into the lungs and thus poses a serious health threat, particularly to the elderly, children, and those with respiratory problems.

Sulfur dioxide (SO₂). SO₂ is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries.

Lead (Pb). Lead occurs in the atmosphere as particulate matter. The combustion of leaded gasoline was once a primary source of airborne lead, but the use of leaded gasoline is no longer permitted for on-road motor vehicles; most lead combustion emissions are now associated with off-road vehicles such as racecars. Other sources of lead include the manufacturing and recycling of batteries, paint, ink, ceramics, ammunition, and secondary lead smelters.

Toxic Air Contaminants. Toxic air contaminants are airborne substances that are capable of causing chronic and acute adverse human health effects. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gas stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. Toxic air contaminants differ from the "criteria" pollutants above in that ambient air quality standards have not been established for them, largely because there are hundreds of air toxics and their effects on health tend to be local rather than regional.

4.3.3 AIR BASIN CHARACTERISTICS² & EXISTING GHG EMISSIONS³

4.3.3.1 Climate Characteristics.

The climate of Mono County is characterized by wide seasonal fluctuations of temperature and precipitation. Summers are generally warm and dry, and winters generally cold and wet. Thermal turbulence and moderate breezes create generally good air quality unless the fringes of the San Joaquin Valley "smog plume" intrude into the Sierras and the Mono County area. Winters have good air quality during storm events, but intervening clear periods create pronounced stagnation in the region. Very poor particulate air quality can occur in the winter from a combination of wood smoke from fireplaces and wood stoves, from cinders used on snow-packed roads, and from diesel vehicles used by winter visitors.

Winds vary in relation to topography. Daytime winds are generally upslope from the south, especially during the warmest months. At night, especially in winter, down-slope winds develop from north to south. Local dispersion during summer afternoons is much better than on cold winter mornings. There are no air quality measurement data available in most parts of the county; however, the low development density and generally favorable dispersion meteorology combine to create excellent air quality.

4.3.3.2 Ambient Air Quality Standards (AAQS).

The applicable AAQS represent the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. The standards are designed to protect 'sensitive receptors' including those people most susceptible to respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards without observable adverse

² Information in this section is drawn from an air quality assessment prepared by Giroux & Assoc. for the Rock Creek Canyon Project Draft EIR, 2010.

³ *Mono County Resource Efficiency Plan, Baseline Greenhouse Gas Emissions Inventory Report, 9/18/2013*, prepared by PMC.

effects. Recent research has shown, however, that chronic exposure to ozone (the primary ingredient in photochemical smog), for example, may lead to adverse respiratory health even at concentrations close to the ambient standard.

National AAQS (NAAQS) were established in 1971 for six pollution species with states retaining the option to add other pollutants, require more stringent compliance, or to include different exposure periods. The initial attainment deadline of 1977 has been extended several times in air quality problem areas like southern California. In 2003, the US Environmental Protection Agency (EPA) adopted a rule that extended and established a new attainment deadline for ozone for the year 2021. Because the State of California had established AAQS several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Current California standards are shown in Table 4.3-4.

The Federal Clean Air Act (CAA) of 1990 required that EPA review all national AAQS in light of currently known health effects. EPA was charged with modifying existing standards or promulgating new ones where appropriate. EPA subsequently developed standards for chronic ozone exposure (8+ hours per day) and for very small diameter particulate matter ("PM-2.5"). New national AAQS were adopted in 1997 for these pollutants.

Planning and enforcement of the federal standards for PM-2.5 and for ozone (8-hour) were challenged by trucking and manufacturing organizations. In a unanimous decision, the U.S. Supreme Court ruled that EPA did not require specific congressional authorization to adopt national clean air standards. The Court also ruled that health-based standards did not require preparation of a cost-benefit analysis. The Court did find, however, that there was some inconsistency between existing and "new" standards in their required attainment schedules. Such attainment-planning schedule inconsistencies centered mainly on the 8-hour ozone standard. EPA subsequently agreed to downgrade the attainment designation for a large number of communities to "non-attainment" for the 8-hour ozone standard.

Evaluation of the most current data on the health effects of inhalation of fine particulate matter prompted the California Air Resources Board (ARB) to recommend adoption of the statewide PM-2.5 standard that is more stringent than the federal standard; this standard was adopted in 2002. The State PM-2.5 standard is more of a goal in that it does not have specific attainment planning requirements like a federal clean air standard, but requires only continued progress toward attainment.

4.3.3.3 Mono County Air Basin Setting.

The Mono County project region is part of the Great Basin Valleys Air Basin (Great Basin, or GBVAB) which includes Inyo, Mono and Alpine counties. This basin has generally very good air quality even though the airshed has limited dispersive capacity. Because of the airshed configuration, however, small air pollution increments have a greater impact in the GBVAB than in less confined basins.

Air basin measurements of gaseous air pollution have shown that the types of air pollutants found in more developed areas of California generally do not occur in significant levels in the Great Basin. The ARB has determined that the primary source of 'imported' pollutants entering Mono County is from the San Joaquin Valley Air Basin (comprising Fresno, Kings, Madera, San Joaquin, Stanislaus and Tulare counties as well as portions of Kern County).

4.3.3.4 Attainment Status.

Both the EPA and the ARB have established ambient air quality standards for common pollutants. These ambient air quality standards are considered levels of pollutants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. Mono County meets all state air quality standards with the exception of state PM₁₀ and ozone standards. In addition, the Mono Basin portion of the county is designated as non-attainment for the national PM₁₀ standard. PM₁₀ emissions are measured at two points in the Mono Basin and at Mammoth Gateway.

Coarse Particulate Matter (PM₁₀): PM₁₀ in the Mono Basin results primarily from dust from the exposed lakebed of Mono Lake; levels are higher on the north shore of Mono Lake than in Lee Vining due to the prevailing wind conditions.

Another source of PM₁₀ includes standard activities within the incorporated community of Mammoth Lakes, specifically auto emissions during high use periods, wood burning, and re-suspended road cinders during the winter.

PM₁₀ concentrations in the Mono Basin have remained relatively stable between 2000 and 2012 with much lower concentrations in Lee Vining and higher concentrations on the north shore (see www.arb.ca.gov, PM₁₀ Trends Summary). PM₁₀ concentrations in Mammoth Lakes have declined significantly since the early to mid-1990s (see www.arb.ca.gov, PM₁₀ Trends Summary).

Ozone: Mono County is designated as a non-attainment area for the state ozone standard. Ozone data collected by ARB in Mammoth Lakes indicate that ozone concentrations have decreased in Mammoth in recent years; the area has exceeded the 1-hour State Standard only a few times during the most recent period for which data are available, but it has exceeded the 8-hour State and Federal Standard more often. In the past, ARB concluded that ozone exceedance in Mono County was caused by transport from the San Joaquin Valley Air Basin; the Great Basin Unified Air Pollution Control District (GBUAPCD), the air district with jurisdiction in the GBVAB, adopted an Ozone Attainment Plan that identifies Mono County as an ozone transport area.

4-3-3-5 State Implementation Plan Compliance Status.

As noted above, the Mono Basin portion of the county is designated as non-attainment for the national PM₁₀ standard. As part of its enforcement responsibilities, the EPA requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. The SIP identifies how the state will attain and/or maintain the primary and secondary NAAQS set forth in the CAA as well as the Code of Federal Regulations. Each state must have a SIP which contains control measures, and strategies that demonstrate how each area will attain and maintain the NAAQS. These plans are developed through a public process, formally adopted by the State, and submitted by the Governor's designee to EPA. The CAA requires EPA to review each plan and any plan revisions and to approve the plan or plan revisions if consistent with the CAA.

Regional transportation plans must conform to the requirements of the California SIP for air quality control. SIPs are not single documents, but rather a compilation of new and previously submitted plans, programs (monitoring, modeling, permitting, etc.), district rules, state regulations and federal controls. SIP control strategies include emission standards for cars and heavy trucks, fuel regulations and limits on emissions from consumer products. The ARB is lead agency for all purposes related to the SIP. Local air districts (such as GBUAPCD) and other agencies prepare SIP elements and submit them to ARB for review and approval. ARB then forwards SIP revisions to the EPA for approval and publication in the Federal Register (CFR Title 40, Ch. I, Part 52, Subpart F, §52.220 lists all items that are included in the California SIP). At any one time, several California submittals are pending EPA approval.

The GBUAPCD is required, pursuant to the federal CAA, to reduce emissions of criteria pollutants for which the basin is in nonattainment. Because of the non-attainment status for the national PM₁₀ standard, the GBUAPCD has drafted the Mono Basin PM₁₀ SIP and the Air Quality Maintenance Plan (AQMP) for the Town of Mammoth Lakes. These plans establish programs of rules and regulations directed at reducing PM₁₀ emissions and achieving NAAQS.

PM₁₀-sized particles are extremely small (less than one tenth the diameter of a human hair), and can penetrate deeply into the lungs causing health problems that include bronchitis, heart disease, aggravation of asthma and others. In 1993, EPA designated the California portion of the Mono Lake hydrologic basin a federal PM₁₀ nonattainment area. The Federal CAA required GBUAPCD to produce a SIP in 1997 to describe how the problem would be controlled, and in 1998 the District signed an agreement with the City of Los Angeles that set a schedule for implementing controls.

The PM₁₀ nonattainment problem in the Mono Basin is caused by windblown dust from the exposed lakebed of Mono Lake, primarily caused by City of Los Angeles water diversions from 1941 through 1989. In 1994, SWRCB approved Decision 1631, which limited diversions from the Mono Basin until the lake reaches 6,391 feet above mean sea level (msl). This lake level would submerge most of the shoreline areas that are causing windblown dust. By July 1999 (and again in August 2006), the lake had risen to a high level of 6,385.1 feet; PM₁₀ concentrations at that level decreased to

a point where a previously noncompliant monitor site on the north shore of Mono Lake showed compliance with the federal PM₁₀ standard. Since the initial rise, measurements show that the lake level has fluctuated around 6,383 feet msl: the lake level increased during periods of above average runoff, and decreased during periods with below average runoff.

GBUAPCD notes that changing climatic conditions may result in a longer transition period to 6,391 feet. The SIP estimated that it would take 26 years for Mono Lake to rise to 6,391 feet (i.e., by 2020) assuming average hydroclimatic conditions; a series of extremely wet years could result in the lake reaching the target level in as little as 9 years, while a prolonged series of drought years could extend the period to 38 years. Given the need to understand lake level fluctuations and develop updated projections, GBUAPCD has recommended that a cooperative process be undertaken by stakeholders to update and recalibrate the hydrologic models, with the goal of developing a forecast model that all parties can use as a common basis for moving forward.⁴

Mammoth Lakes has high levels of PM₁₀ in the winter due to a combination of wood smoke and cinders put on icy roads for traction during the winter. In cooperation with the District, the Town developed an ordinance in 1990 to control both sources. The AQMP for the Town of Mammoth Lakes has been approved by the federal government, and PM₁₀ levels have since dropped significantly.⁵ The Town's Transit Plan and the Mobility Element of the Town's General Plan contain policies that are intended to reduce transportation-related criteria pollutant levels. The policies focus on increased transit ridership and reduced automobile usage, including expansion of winter transit services (peak period) for skiers and commuters, airport shuttle service, increased community transit services, year-round fixed-route services, and dial-a-ride services in Mammoth Lakes. Policies in the Transit Plan and Mobility Element also emphasize restricting automobile parking spaces in favor of expanding the existing transit system and direct ski lift access facilities, and incorporating transit and pedestrian facilities into existing and future developments, in order to reduce vehicle trips and improve air quality.

4.3.3.6 Baseline Climate Change and Air Quality Trends

During 2012, the Sierra Nevada Conservancy (Conservancy or SNC) issued a report assessing water quality system indicators,⁶ one in a series of reports analyzing 19 Sierra Nevada system indicators. Among the data reviewed for this study, the SNC examined several air quality and climate change issues and trends. Provided below are highlights of report findings.

Air Quality. With respect to air quality, the report found that:

- High ozone levels transported into Mono County from the Central Valley; the Conservancy notes, however, that ozone levels have declined sharply in recent years.
- Temperature increases, particularly at higher elevations, and the disproportionate rise of nighttime low temperatures (nighttime lows above 6,000 ft. have increased in the range of 3°F over the past 40 years).
- Impacts on year-to-year precipitation, although erratic baseline levels make it difficult to discern long-changes.

The report assessed 3 pollutants for the air quality Indicators (ozone, PM₁₀ and PM_{2.5}) and analyzed 5 air basins including the Mountain Counties (generally west of Mono County), San Joaquin Valley, Sacramento Valley Basin, the Northeast Plateau, and the Great Basin Valleys (including Mono County, and corresponding to the SNC East Subregion). Some of the applicable report findings are cited below:

- The vast majority of ozone is formed in the Central Valley (or beyond) and transported into the foothills and mountains; San Joaquin Valley has the most unhealthful air, most particularly the southern valley.
- Mountain Counties often have worse air quality than Sacramento Valley (despite the fact that most ozone enters the mountains from the Central Valley) indicating that significant pollution is actually 'blown' out of the Valley into higher ground.

⁴ GBUAPCD website: <http://www.gbuapcd.org/Air%20Quality%20Plans/MONO-SIP/MonoBasinReasonableFurtherProgressReport2010.pdf>.

⁵ GBUAPCD website: <http://www.gbuapcd.org/background.htm>.

⁶ SNC, *System Indicators, Water & Air Quality, Temperature, Precipitation and Snowpack*. December 2012.

- Air Basin trends indicate improved ozone levels since early 2000; more time is needed to assess the strength of this trend;
- High PM₁₀ levels in the Great Basin are due largely to arid and windy conditions.
- Unlike ozone, long distance transport is not particularly relevant to PM₁₀ pollution since the particles are generally too heavy to travel great distances.
- PM_{2.5} is another matter: small particles carried by wind from China contribute to particulate pollution in the Sierra Nevada.
- PM₁₀ levels tend to be heaviest in summer and fall, while PM_{2.5} is highest in late fall and winter.
- Summer wildfires can produce huge localized spikes in PM₁₀ and PM_{2.5}.
- Winds in the Great Basin can cause huge spikes in PM₁₀ measurements; particulate pollution is less seasonal in these remote areas (including Mono County) than in the mountains or Central Valley.

Temperatures. With respect to temperatures, two trends were evident in the SNC data:

- While there is an overall noticeable increase in average annual temperatures over the past 40 years, temperatures have risen more at higher elevations, particularly above 6,000 ft., and
- Nighttime low temperatures have increased noticeably at all elevations, and are even more pronounced at the highest elevations.

Precipitation. The SNC report also analyzed precipitation and concluded that there is no meaningful trend in the amount of rain or snowfall. However, the data did provide a framework for identifying potential future long-term changes in precipitation between Subregions, different elevations, and for the Region as a whole.

- Precipitation is greater above 3,000 ft. than at foothill elevations for most of the Sierra Nevada. The exception is the North Subregion (with lower mountains and extensive high plateau), where the heaviest rain falls below 3,000 ft., while the plateau elevation within the 3,000 ft. - 6,000 ft. elevation band receives the least precipitation.
- The South Subregion receives proportionally heavier snow above 6,000' than other west facing Subregions.
- The East Subregion (including Mono County) receives the least amount of rain and snow, averaging 5-10" per year between the 3,000 ft. and 6,000 ft. elevations. Elevations above 6,000 ft. receive considerably more precipitation, but still significantly less than what is received at those elevations on the west slope of the Sierra.

Snow Pack. The report noted that snowfall locations and snowpack melting rates vary widely from year to year, a consistent picture was evident to indicate that snowpack is melting earlier (or more late-season snow is falling as rain instead). The analysis clearly demonstrates a decline in April 1st snowpack relative to March 1st, and also indicates a decline in average April snowpack depth that appears to be in the range of perhaps several inches of Snow Water Equivalent (SWE).

4.3.3.7 Baseline GHG Emissions in Mono County

In order to identify the most effective and appropriate GHG emissions reduction strategies, the County has prepared a REP that includes a baseline GHG emissions inventory, a GHG emissions forecast and reduction target, and policies and programs to achieve the adopted target. Consistent with protocols used by local governments throughout California (specifically the ARB's Local Government Operations Protocol and the ICLEI US Community Protocol), the inventory includes analysis of County government activities as well as emissions associated with energy use (residential and nonresidential), transportation, off-road equipment, solid waste generation, water and wastewater transportation and processing, agriculture, and landfills.

GHG emissions from Mono County government operations in 2010 totaled approximately 15,050 MTCO_{2e} emissions. Of this, the solid waste sector (including County landfills) represented the largest emissions source (68% of all County government operation emissions). Other sources included emissions from the County's vehicle fleet and equipment (12%), employee travel (10%), and energy used at County facilities (9%). The remaining government operation emissions, representing less than 1% of GHG emissions, were attributed to public lighting, which includes streetlights owned or maintained by the County.

GHG Emission Sources. Community GHG emissions from activities occurring in unincorporated portions of the county totaled approximately 140,310 MTCO₂e in 2010. In Mono County, as in most California communities, transportation (on-road vehicles) was the largest source of 2010 emissions (38,340 MTCO₂e, 27%), followed by nonresidential energy use (22%), residential energy use (19%), and agricultural activities (16%). The remaining community emissions (17%) were attributed to landfills, off-road equipment, water and wastewater, and solid waste disposal activities.

The California Global Warming Solutions Act of 2006, also known as Assembly Bill 32, sets a statewide goal to reduce emissions to 1990 levels by 2020. Where 1990 data is unavailable, the ARB recommends that jurisdictions assess emissions for a calendar year between 2005 and 2008, and identifies a reduction of approximately 15% below 2005 emissions by 2020 as equivalent to 1990 emissions.

Although 2010 (most current complete year available) emissions establish an emissions baseline for CEQA purposes, the Mono County community inventory uses 2005 data as the basis for the emissions reduction target in order to align with an AB 32 baseline condition. Community GHG emissions from activities occurring in unincorporated portions of the county totaled approximately 124,150 MTCO₂e in 2005. Between 2005 and 2010, emissions increased approximately 11.7%, with all sectors except solid waste showing an increase in emissions. The largest gains occurred at the landfills (30.1%), in agriculture (19.2%), transportation (18.3%) and residential energy (12.6%); emissions in the solid waste sector decreased by 15% between 2005 and 2010.

To compare emissions with other jurisdictions or between years where population varies, these totals can also be presented as per-capita emissions, as shown below in Table 4.3-1. Because Mono County emissions are heavily influenced by tourism, per-capita emissions were calculated both for the permanent population and for the effective annual population. The effective annual population metric relies on 2010 US Census data for the year-round resident populations of the town and county, in addition to data from Mono County's *Economic Impact Visitor Profile Study* (2008)⁷, the *California Travel and Tourism Commission's Annual Report on Travel Impacts by County* (2011)⁸, and the *Mammoth Community Water District's Urban Water Management Plan* (2011)⁹ to estimate annual visitors. This effective annual population metric has been applied to propane use, water use, and on-road transportation to assign countywide results to the unincorporated county.

	2005	2010
Total emissions (MTCO₂e)	124,150	140,310
Permanent resident population	5,880	5,970
Emissions per permanent resident population (MTCO₂e)	21.1	23.5
Effective annual population	9,960	11,170
Emissions per effective annual population (MTCO₂e)	12.5	12.6

Comparison of Mono County & California Emissions. For comparison, the State of California emitted approximately 451.61 million MTCO₂e emissions in 2010, of which transportation was the largest source (38% of total); emissions from statewide electricity generation were the second largest (21%), followed by the industrial sector (19%), and natural gas and other fuel use (10%). The remaining emissions (12%) were attributed to recycling and waste, agricultural activities, forestry, and high global warming potential gases.

⁷ http://monocounty.ca.gov/sites/default/files/fileattachments/economic_development_and_special_projects/page/1809/monocoeconomicimpactvisitorprofilestudy.pdf

⁸ <http://industry.visitcalifornia.com/media/uploads/files/editor/Research/CATravelImpacts2012.pdf>

⁹ <http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Mammoth%20Community%20Water%20District/DRAFT-MCWD-2010-UWMP-2.pdf>

Since 2005, California has observed a 6.4% decrease in statewide emissions levels. ARB estimates that California was the second largest mass emitting state behind Texas and was responsible for approximately 2% of the world’s CO₂ emissions in 2005. However, California’s carbon intensity when considered on a per person basis was relatively low, ranking 46th among states. In 2010, California’s per capita emissions were estimated at 12.1 MTCO₂e per person, slightly lower than Mono County’s per capita emissions at 12.6 MTCO₂e. Mono County communitywide emissions represented 140,310 MTCO₂e of GHG emissions in 2010, whereas the state represented 451.61 million MTCO₂e. This represents only 0.03% of total statewide GHG emissions.

The *REP, Baseline GHG Emissions Inventory Report* provides a detailed analysis and emissions calculations for a wide range of activities (including both communitywide and County government operations) that provided the technical foundation for developing and assessing the effectiveness of recommended policies and programs to reduce both GHG emissions and the consumption of resources. The reader is referred to the Mono County website for the full text of the analysis: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

4.3.3.8 Current Mono County Resource Efficiency Initiatives.

The 2014 *REP* notes that Mono County has undertaken numerous practices and policies to reduce emissions and promote efficient use of resources. The efforts, completed by the Mono County Public Works Department, are listed in Table 4.3-2:

TABLE 4.3-2: Mono County Resource Efficiency Improvements to Date	
<u>2009</u>	<ul style="list-style-type: none"> • Benton Crossing landfill solar system installation. • Install new high efficiency Annex I boiler system.
<u>2010</u>	<ul style="list-style-type: none"> • Install Crowley Lake Community Center new boiler and inline hot water system.
<u>2011</u>	<ul style="list-style-type: none"> • Install argon-filled dual pane high efficiency window replacement & convert exit light to LED in Annex I.
<u>2012</u>	<ul style="list-style-type: none"> • Install a Honeywell Excel 5000 control system for heating and cooling at Annex II. • Install argon-filled dual pane high efficiency window replacement at Annex II. • Install Annex II commercial fan and passive ventilator. • Install new thermostat, zone control, ducting, and Honeywell Excel 5000 control system installation at Annex II. • Install Benton Community Center 90% efficiency heating, ventilation and air conditioning (HVAC) system. • Install Walker Wellness Center 90% efficiency HVAC system, new ducting and insulation. • Install road shop exhaust pollution removal systems.
<u>2013</u>	<ul style="list-style-type: none"> • Install Annex II high efficiency boiler system and in-line hot water system. • Old hospital boiler system reconfiguration. • Install solar photovoltaic & solar hot water at Lee Vining (7.5 kW) & Crowley Lake Community Centers (3.5 kW).

Mono County has also partnered with the unincorporated communities and other agencies to conserve natural resources, improve energy efficiency, and reduce GHG emissions, including the initiatives shown below:

- Adopted new policies to waive permit fees for energy efficiency & distributed generation projects;
- Signed on to allow residents and businesses to participate in the California PACE (property assessed clean energy) program;
- Developed prescriptive engineered designs for ground-mounted solar and roof-mounted solar available to county residents to simplify renewable energy installation and permitting;
- Worked with the Eastside Biomass Project Team to complete a biomass utilization feasibility study;
- Developed a Low Impact Development/Green Development Guide as part of its Design Guidelines;
- Inyo Mono Advocates for Community Action (IMACA) provides energy conservation and weatherization programs for homes in Mono and Inyo counties;

- High Sierra Energy Foundation provides energy retrofits and Title 24 compliance training programs.
- GBUAPCD operates an EPA-certified wood stove exchange program;
- Land acquisition and conservation easement efforts by resource management agencies have reduced or eliminated development potential in certain areas; and
- A US 395 road diet and pedestrian-friendly enhancements were recently completed in Bridgeport.

Biomass Feasibility Study. As part of the current RTP/General Plan Update Project, the County is considering the possibility of a future project (with separate CEQA documentation) to use sustainably-available biomass feedstock to generate heat and/or energy. The project has been analyzed in a 2014 Biomass Feasibility Study²⁰ prepared under the guidance of the Eastside Biomass Project Team, a broad consortium of representatives from the BLM, GC Forest Products, Inc., the Inyo National Forest (Inyo NF, which covers parts of the eastern Sierra and the White Mountains), Mammoth Lakes Fire Protection District, Mammoth Mountain Ski Area, Mono County, the SNC, and the Town of Mammoth Lakes, with technical assistance from the GBUAPCD and Southern California Edison. The study goal was to evaluate the viability of siting a bioenergy facility in the central Mono County/Mammoth Lakes area using sustainably-available forest biomass sourced as a byproduct of forest management and fuels treatment programs. Three types of facility were initially considered (thermal only, combined heat and power, and electricity only), and four potential biomass sources were identified as shown in Table 4.3-3:

TABLE 4.3-3: Biomass Source Materials		
SOURCE	Potential 'Bone-Dry Tons' Available per Year	Anticipated Material Delivered Costs per Ton
Timber Harvest Residuals	2,864	\$45-\$60
Fuels Treatment Activity Residuals	225	\$25-\$30
Forest Products Manufacturing Residuals	285	\$20-\$25
Urban Wood Waste	1,945	\$25-\$30

The 2014 Draft USFS Inyo NF *Assessment* notes that the 62,000 acre core timber management area from Mammoth Lakes to June Lake is the most likely source area for biomass material in the eastern Sierra Nevada, along with other potential sources including Inyo NF woodlands and lands managed by BLM and the Los Angeles Department of Water and Power. No biomass power is currently being produced on the Inyo NF, but the Draft Plan does note preliminary findings from Mono County feasibility study.¹¹

Siting considerations included three critical constraints (appropriate existing use designations, site with an area of at least 2 acres or larger, and access by chip van on roads classified for use by Legal Truck Tractor vehicles), and 5 secondary considerations (heat load [a profile of and total heat demands and distance of heat load from the conversion facility], an available power infrastructure, adequate distance from sensitive receptors, available water supplies, and options for wastewater discharge). Using these factors, the study identified 7 potentially feasible sites for locating a combined heat and power facility, and 7 sites for a biomass thermal project.

Based on biomass feedstock availability and cost, the study results indicated that there is insufficient biomass sustainably available for a combined heat-and-power or for an electricity-only bioenergy facility. The study recommended that the Biomass Team focus on thermal applications in the Mammoth Lakes region to promote the sustainable utilization of wood waste. The study concluded that only thermal-only biomass utilization would be feasible due to sustainable supply requirements; results of the study were used to update energy, forest health, and fire hazard policies in the General Plan.

²⁰ Mono County Community Development Department, *Comprehensive Feasibility Study for a Heat and/or Power Biomass Facility and Expanded Forest Products Utilization*. Prepared by TSS Consultants, February 2014. Note that the report defines tonnage in terms of Bone-Dry Tons (BDT).

¹¹ Inyo NF Draft Assessment, 2014 (page 154).

4.3.4 REGULATORY SETTING

4.3.4.1 Federal Regulations

Clean Air Act (CAA) and Federal and State Ambient Air Quality Standards (NAAQS/CAAQS). The federal and state governments have been empowered by the federal and state Clean Air Acts to regulate the emission of airborne pollutants. EPA is the federal agency designated to administer air quality regulation, while the ARB is the state equivalent. EPA's air quality mandates are drawn primarily from the federal CAA, which required the agency to establish primary and secondary NAAQS, or standards to protect public health and welfare from criteria air pollutants. EPA has set NAAQS for six principal pollutants (the "criteria" pollutants).

During 2007, California along with 11 other states and several cities and environmental organizations sued the EPA, seeking to require that EPA regulate GHGs as pollutants under the CAA (127 S. Ct. 1438 [2007]). The Supreme Court ruled that GHGs fit within the CAA's definition of a pollutant and found that EPA had the authority to regulate GHGs. The EPA in December 2009 signed 2 distinct findings regarding GHGs under §202(a) of the CAA:

- Endangerment Finding: The 'Endangerment Finding' states that current and projected atmospheric concentrations of the six key GHGs—CO₂, methane, nitrous oxide, HFCs, PFCs, and sulfur hexafluoride—constitute a threat to the public health and welfare of current and future generations.
- The 'Cause or Contribute Finding' states that the combined emissions of these GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution that threatens public health and welfare.

EPA and NHTSA Motor Vehicle Standards. In May of 2010 EPA published the Final Rule for Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards (75 Federal Register 25323–25728). Subsequent to this rule, EPA and the National Highway Traffic Safety Administration (NHTSA) are taking coordinated steps to enable automakers to produce a new generation of vehicles that emit fewer GHGs and offer improved fuel efficiency. The first phase of this federal program applies to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. EPA and NHTSA issued a second joint rulemaking in September 2011 to regulate model year 2014 to 2018 on-road heavy-duty vehicles. In August 2012, EPA and NHTSA issued a final rulemaking for fuel-economy and GHG standards for model year 2017 through 2025 passenger vehicles and light-duty trucks.

Federal and State AAQS. Both the federal and state governments have established ambient air quality standards for outdoor concentrations of various pollutants. Federal and state standards have been established for ozone, CO, NO₂, SO₂, PM₁₀, PM_{2.5}, and lead (Pb). The national and state ambient air quality standards have been set at levels whose concentrations could be generally harmful to human health and welfare and to protect the most sensitive persons from illness or discomfort with a margin of safety. Table 4.3-4 illustrates the current Federal and State AAQS; units of measure for the standards are parts per million (ppm) by volume, parts per billion (ppb) by volume, and micrograms per cubic meter of air (µg/m³).

Pollutant	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-Hour	--	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35 ppm	20.0 ppm
Nitrogen Dioxide	Annual Average	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual Average	0.03 ppm	--
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	75 ppb (196 µg/m ³)	0.25 ppm
PM ₁₀	Annual Average	--	20 µg/m ³

¹² California ARB website (www.arb.ca.gov/research/aaqs/aaqs2.pdf), accessed 1-16-15; ARB data valid as of 6/4/13.

	24-Hour	150 µg/m ³	50 µg/m ³
PM _{2.5}	Annual	12 µg/m ³	12 µg/m ³
	24-Hour	35 µg/m ³	--

4-3-4-3 State Regulations³³

California's major initiative for regulating air quality lies in the SIP, which outlines how the state will achieve air quality standards. The major initiatives for reducing climate change or GHG emissions include legislative action (Assembly Bill 32), an Executive Order (S-3-05) signed during 2006, and regulation established for the purpose of reducing passenger car GHG emissions. Each is outlined below.

State Implementation Plan. Federal clean air laws require preparation of SIPs for areas with unhealthy levels of ozone, inhalable particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide. SIPs are comprehensive plans that describe how an area will attain NAAQS. The 1990 amendments to the federal Clean Air Act set deadlines for attainment based on the severity of an area's air pollution problem.

State Transportation Implementation Plan (STIP). The CAA also required each state to prepare an air quality control plan referred to as a SIP to achieve the NAAQS by a specified date. The 1990 CAA added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The EPA reviews all SIPs to determine if they conform to the mandates of the CAA amendments and determine whether implementation will achieve air quality goals.

California Global Warming Solutions Act (AB 32). Assembly Bill (AB) 32 requires California to reduce its GHG emissions to 1990 levels by 2020 -- a reduction approximately 15% less than would occur without such regulation. AB 32 requires ARB to adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. Implementation of AB 32 is expected to help mitigate risks associated with climate change while yielding energy efficiency, expanded use of renewable energy resources, cleaner transportation, and reduced waste.

Executive Order S-3-05. The 2005 Executive Order S-3-05 includes 5 main components as described below.

- (1) Sets GHG emission reduction targets: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels;
- (2) Requires the Secretary of the California EPA to coordinate oversight of efforts to achieve those GHG emission reduction targets with other state agencies;
- (3) Requires the Secretary to report to the Governor and the State Legislature on a biannual basis regarding progress in achieving the GHG emission reduction targets;
- (4) Requires the Secretary to also report to the Governor and the State Legislature on a biannual basis regarding the impacts of global warming including impacts to water supply, public health, agriculture, the California coastline, and forestry, and to report on mitigation plans to combat these impacts; and
- (5) Requires that the Order shall be filed with the Secretary of State with widespread publicity and public notice.

The primary strategies for achieving these GHG emission reduction targets are outlined in the AB 32 Scoping Plan and Scoping Plan Update. These strategies focus on leveraging existing and new funds to reduce GHG emissions through strategic planning and targeted low carbon investments. In combination, these efforts are expected to enable California to achieve the near-term 2020 goal and also create a framework to achieve longer-term GHG emission reduction targets. The Update focuses on 9 key areas that cross multiple sectors of the California economy and include energy, transportation, agriculture, water, waste management, and natural and working lands; also included are short-lived climate pollutants, green buildings, and the cap-and-trade program. Over the past 5 years, many of the GHG reduction measures have been adopted including the Low Carbon Fuel Standard, Advanced Clean Car standards, and the Cap-and-Trade Program. The Cap-and-Trade program sets a firm limit (the 'cap') on GHGs that will decline approximately 3%

³³ For additional information about State Regulations, the reader is referred to the Resource Efficiency Plan which sets forth, in text and graphics, California's efforts to serve as a leader in the United States for climate planning strategies. State efforts to enhance resource efficiency include 17 separate legislative actions addressing climate change, land use & transportation, energy & renewables, water conservation and waste & recycling.

per year beginning in 2013. The program also creates incentives (the 'trade') for investment in clean technologies; the program includes a price on carbon to facilitate the trading program. In addition to the programs above, several state programs and requirements will affect local emissions in Mono County; these include the Pavley vehicle standards (see below), Renewables Portfolio Standard (RPS), and Title 24 Energy Efficiency Standards.

Executive Order B-30-15. Governor Jerry Brown issued Executive Order B-30-15 in April of 2015, building on the targets set in EO S-03-05 to guide California's efforts in reducing statewide GHG emissions. It sets an interim goal for California to reduce GHG emissions to 40% below 1990 levels by 2030 and directs state agencies to establish measures to achieve this target. EO B-30-15 also directs ARB to incorporate the 2030 goal into the AB 32 Scoping Plan, requires state agencies to incorporate climate change into their planning and investment decisions, and requires the California Natural Resources Agency to update the state's climate adaptation strategy every three years. This executive order does not establish any new mandates for local governments.

Pavley Vehicle Standards. In September of 2009, ARB adopted amendments to the "Pavley" regulations that reduce GHG emissions in new passenger vehicles from 2009 through 2016. Beginning in 2009, the amendments will strengthen enforcement of the Pavley rule, a 2002 California tailpipe emissions rule that the federal government adopted in May 2009, which requires vehicle manufacturers (passenger cars, light-duty trucks, and medium-duty vehicles) to meet specified fleet-wide averages for tailpipe emissions of carbon dioxide, nitrogen, carbon monoxide, reactive organic gases and particulate matter.

Renewables Portfolio Standard. Established in 2002 under Senate Bill 1078 (and later expanded in 2006 and 2011), California's RPS is one of the most ambitious renewable energy standards in the country. The program requires investor-owned utilities, electric service providers, and community choice aggregators to increase their purchase of eligible renewable energy resources to a level of 33% of total procurement by the year 2020. This program is implemented jointly by the California Public Utilities Commission (CPUC) and the California Energy Commission (CEC), which share responsibility to:

1. Determine annual procurement targets and enforce compliance.
2. Review and approve each utility's renewable energy procurement plan.
3. Review utility contracts for RPS-eligible energy, and
4. Establish the standard terms and conditions used in the utility contracts for eligible renewable energy.

Title 24 Energy Efficiency Standards. Originally enacted in 1978, Title 24 sets energy efficiency standards, for a wide range of building projects. The purpose of Title 24 is to reduce energy use through enhanced efficiency of new and remodeled homes and commercial buildings. Changes to the Title 24 standards occur roughly every 3 years in order to incorporate improvements in conservation technologies and performance analyses, as well as changes in the cost of fuels and energy-conserving strategies. Compliance is regulated through Title 24 energy reports that are required before a city or county in California will grant a building permit. Each report sets forth a set of performance standards that will be met by the applicant in order to fulfill the Title 24 energy efficiency requirements.

2007 Amendments to the State CEQA Guidelines (SB 97). Senate Bill (SB) 97, signed in 2007 and effective in 2010, requires projects to estimate GHG emissions associated with project-related vehicle traffic, energy use, water use, and construction activities as part of the CEQA environmental review process. Projects located in jurisdictions with a Qualified GHG Reduction Strategy can streamline GHG evaluation by showing compliance with the strategy. A Qualified GHG Reduction Strategy must satisfy 6 requirements as identified in CEQA Guidelines §15183.5(b):

- a) Quantify existing and forecast GHG emissions from activities in a defined geographic area.
- b) Establish a level below which GHG emissions from covered activities are not cumulatively considerable.
- c) Identify & analyze GHG emissions resulting from specific actions anticipated in the defined geographic area.
- d) Specific measures, including performance standards, to achieve the specified emissions level.
- e) Establish a mechanism to monitor progress and to require plan revisions if it is not achieving specified levels.
- f) Be adopted in a public process following environmental review.

The Mono County REP addresses all six of the CEQA requirements noted above. The County has incorporated the policies and actions identified in the REP into the Land Use, Circulation, and Open Space/Conservation Elements of the General Plan. The County intends to adopt the General Plan and use the General Plan and REP as a Qualified GHG Reduction Strategy, to facilitate tiering of future CEQA documents as identified in the Project Objectives section.

4.3.4.3 Local Regulations

Air Quality Management. Local control in air quality management is provided by the ARB through multi-county and county-level Air Pollution Control Districts (APCDs). ARB coordinates and provides oversight of state and local air pollution control programs in California and implements the California Clean Air Act (CCAA). The CCAA, adopted in 1988, required ARB to establish California AAQS (CAAQS). CAAQS are designed to protect the health and welfare of sensitive groups of people (e.g., children, the elderly, and people with respiratory conditions). The CCAA requires that all local air districts in the state endeavor to achieve and maintain the CAAQS by the earliest practical date. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources and provides districts with the authority to regulate such indirect emission sources. As noted previously, GBUAPCD has prepared a PM₁₀ SIP for the Mono Basin.

GHG Emissions Reductions. The majority of GHG emissions reductions in Mono County have resulted from the Pavley standards and the RPS. Title 24 reductions are inherently related to the amount of new development expected in the community. Title 24 benefits represent a smaller proportion of local reductions, in part because Mono County does not anticipate substantial growth prior to 2020. Considering the 2020 emissions forecast, all of the state reductions combined will reduce 2020 emissions in Mono County by 9,480 MTCO₂e. As described more thoroughly in Impact 4.3-5, Mono County has taken a proactive role in meeting the GHG reduction goals set forth by state and federal governments. Local accomplishments initiated or completed since 2010 that have had a measurable impact on reducing emissions include energy and transportation efficiency measures undertaken in County operations and local communities. It is estimated that these local accomplishments to date will reduce year 2020 emissions in Mono County by 3,420 MTCO₂e per year. As part of the current RTP/General Plan Update, the County retained PMC to prepare a Mono County REP that is based on policies and actions (described in the impact analyses below) best suited to the rural and mountainous nature of the county and also considered politically, technically, and economically feasible to implement in conjunction with the RTP/General Plan Update.

GBUAPCD. GBUAPCD enforces regulations and administers permits governing stationary sources in the Great Basin, which includes Alpine, Mono and Inyo counties. The regulations limit emissions of criteria air pollutants and TACs. GBUAPCD has adopted rules and regulations that regulate visible emissions, nuisance emissions, and fugitive dust emissions as well as toxic air contaminants and criteria air pollutants. Rules of particular note include (a) Rules 200-A and 200-B, which require applicants seeking to construct or operate potential contaminant sources to obtain written authority to construct and a permit to operate from an Air Pollution Control Officer; and (b) Rules 401 and 402, which requires use of mitigation measures to ensure containment of airborne particles at the place of origin under normal wind circumstances. Rule 402 specifies that discharges from any source must be regulated if there is potential for injury, detriment, nuisance, annoyance or damage to any public property or significant number of people. Rule 216-A.A.1 governs secondary sources of air pollution (defined as “*any structure, building, facility, equipment, installation or operation... which is located on... properties within the District and which is owned, operated or under shared entitlement to use by the same person.*”) through permits that are required for any project that will emit AAQS-listed pollutant(s).

4.3.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offer the following five tests of air quality impact significance. A project would have a potentially significant impact if it:

- a. **Conflicts with or obstructs implementation of the applicable air quality plan or results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.**
- b. **Violates an air quality standard or contributes substantially to an existing or projected air quality violation.**
- c. **Exposes sensitive receptors to substantial pollutant concentrations.**
- d. **Creates objectionable odors affecting a substantial number of people.**

The CEQA Guidelines provide additional criteria for assessing impacts on GHG emissions:

- e. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.

The Guidelines further state that the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the determinations above. Neither Mono County nor the GBUAPCD have established numerical significance thresholds for air quality impacts, and the closest air quality management district with adopted numerical standards is the Mojave Desert Air Quality Management District.

4.3.6 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

IMPACT 4.3(a): Would implementation of the proposed RTP/General Plan Update conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

LESS THAN SIGNIFICANT IMPACT: As previously described, air quality standards for Mono County are governed by various agencies at several levels of government. The State of California is responsible for preparing a SIP that contains control measures and strategies showing how each area will attain and maintain the NAAQS. These plans are developed through a public process, formally adopted by the State, and submitted by the Governor's designee to EPA. The GBUAPCD is responsible for achieving air quality standards throughout the Great Basin, including Mono County, and is also responsible for preparing and submitting to ARB elements of the SIP that describe how PM₁₀ in Mono County will be controlled. The GBUAPCD has fulfilled these responsibilities by preparing the Mono Basin PM₁₀ SIP and the AQMP for the Town of Mammoth Lakes. The *Draft RTP* notes that regional transportation plans must conform to the requirements of the SIP for air quality control. The requirements for conformity apply "...in all nonattainment and maintenance areas for transportation-related criteria pollutants for which the area is designated nonattainment or has a maintenance plan."

As previously stated, the Mono Basin PM₁₀ SIP seeks to address the problem of dust from the exposed lakebed of Mono Lake. According to the Mono Basin PM₁₀ SIP, the solution to controlling windblown dust from these exposed areas is to raise the lake level to 6,391 feet above mean sea level. The proposed *RTP/General Plan Update* would in no way inhibit the goal of raising the lake level, and contains several policies supporting the increase of the lake level. Therefore, the project would not conflict with this element of the SIP.

The AQMP describes how PM₁₀ levels will be controlled inside the Town of Mammoth Lakes boundaries. In Mono County, transportation-related criteria pollutants occur primarily in Mammoth Lakes (PM₁₀ emissions resulting primarily from resuspended road cinders) and therefore, the AQMP includes measures to address these mobile source pollutants. Identifying the consistency of the *Draft RTP/General Plan Update* with the AQMP is determined by evaluating whether the *Draft RTP/General Plan Update* would substantially increase the rate of vehicle miles traveled (VMT). If it does, then the proposed project would be considered inconsistent with the AQMP, which could delay or preclude attainment of the state PM₁₀ standard.

The AQMP includes Particulate Emissions Regulations that limit peak VMT to 106,600 per day and direct that the Town review development projects to reduce potential VMT-driven PM₁₀ emissions through improvements to circulation, pedestrian systems, transit and street sweeping. The AQMP also recommends amending the VMT limit from 106,600 per day to 179,708; and air quality modeling supporting the AQMP shows that this level of traffic would not cause violations of the NAAQS. While the *Draft RTP* assumes increased traffic volumes throughout Mono County and notes that emissions will continue to be a problem in Mammoth Lakes, particularly during congested periods in the winter when inversion layers trap the pollutants close to the ground, the *Draft RTP* also anticipates that improved transit and pedestrian services (including transit and pedestrian facilities included in existing and future development), will help address air quality issues in Mammoth Lakes and maintain the limit of 179,708 VMT per day.

The *Draft RTP* incorporates by reference the plans and policies adopted by the Town of Mammoth Lakes to address air quality mitigation. These include the Particulate Emissions Regulations, the Mammoth Lakes Revised Transportation and Circulation Element, and the Mammoth Lakes Transit Plan. Through the *Draft RTP*, these plans and policies are also incorporated by reference into this EIR. The Town of Mammoth Lakes Particulate Emissions Regulations have recently been amended to match GBUAPCD Rule 431, which requires that all wood burning fireplaces and stoves (whether certified or not) must comply with no-burn days. The Town's Transit Plan and the Mobility Element of the Town's General Plan contain policies that are intended to increase transit ridership and reduce automobile usage. Recommended service improvements include expansion of winter transit services (peak period) for skiers and commuters, airport shuttle service, increased community transit services, year-round fixed-route services, and Dial-A-Ride services. Policies in the Town's Transit Plan and Mobility Element also emphasize restricting automobile parking spaces in favor of expanding the existing transit system and direct ski lift access facilities, and incorporating transit and pedestrian facilities into existing and future developments, in order to reduce vehicle trips and improve air quality.

Based on the foregoing considerations, it is concluded that approval and implementation of the *Draft RTP and General Plan Update* would have **no impact** on the Mono Basin PM₁₀ SIP and a **less than significant** effect on the AQMP. As a result, the project would have a **less than significant impact** on the potential for a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state AAQS; no supplemental mitigating policies are required on the part of Mono County. The *Draft RTP/General Plan Update* contains many policies and actions that will facilitate continued compliance with criteria pollutant standards, as reviewed under other impact discussions in this §4.3 analysis of Air Quality and GHG Emissions.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL FOR AQMP CONFLICTS**

Please refer to Table 4.3-7 in EIR Appendix D.

<p>IMPACT 4.3(b): Would implementation of the proposed RTP/General Plan Update violate an air quality standard or contribute substantially to an existing or projected air quality violation?</p>
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LESS THAN SIGNIFICANT IMPACT: Because PM₁₀-sized particles are extremely small (less than one tenth the diameter of a human hair), they can penetrate deeply into the lungs causing health problems that include bronchitis, heart disease, aggravation of asthma and others. In 1993, EPA designated the California portion of the Mono Lake hydrologic basin a federal PM₁₀ nonattainment area. The Federal CAA required GBUAPCD to produce a Mono Basin SIP in 1997 to describe how the problem would be controlled, and in 1998 the District signed an agreement with the City of Los Angeles that set a schedule for implementing controls.

The PM₁₀ nonattainment problem in the Mono Basin is caused by windblown dust from the exposed lakebed of Mono Lake, primarily caused City of Los Angeles water diversions from 1941 through 1989. In 1994, SWRCB approved Decision 1631, which limited diversions from the Mono Basin until the lake reaches 6,391 feet above mean sea level (msl). This lake level would submerge most of the shoreline areas that are causing windblown. By July 1999 (and again in August 2006), the lake had risen to a high level of 6,385.1 feet; PM₁₀ concentrations at that level decreased to a point where a previously noncompliant monitor site on the north shore of Mono Lake showed compliance with the federal PM₁₀ standard. Since the initial rise, measurements show that the lake level has fluctuated around 6,383 feet msl: the lake level increased during periods of above average runoff, and decreased during periods with below average runoff. Due to prevailing winds, the dust levels are higher on the north shore of Mono Lake than in Lee Vining. PM₁₀ concentrations in the Mono Basin have remained relatively stable between 2000 and 2012.

In Mammoth Lakes, PM₁₀ is largely the result of wood burning and resuspended road cinders during the winter. As profiled in the preceding impact discussion, Mammoth Lakes has implemented numerous plans and policies to address these air quality concerns, including the Mammoth Lakes Air Quality Plan, the Particulate Emissions Regulations, the

Mammoth Lakes Revised Transportation and Circulation Element, and the Mammoth Lakes Transit Plan. Through the *Draft RTP*, these plans and policies are also incorporated by reference into this EIR. As a result, PM₁₀ concentrations in Mammoth Lakes have declined significantly since the early 1990s (see www.arb.ca.gov, PM₁₀ Trends Summary). The *Draft RTP* notes, based on available data, that Mammoth Lakes has not exceeded the national standard for PM₁₀ since 1993 except for two times in 2013-2014 due to wildfire, and has sharply reduced the number of days it exceeds the state standard (from 62.4 days in 1993 to 15 days in the 2013-2014 winter season to 3 days in 2014-2015 winter season). In 2013-2014, 10 of the 15 exceedances were due to wildfire events, and in 2014-2015 all were due to wildfire events.¹⁴

Ozone in Mono County is largely a result of pollutant transport from neighboring air basins. Ozone data collected by ARB in Mammoth Lakes indicate that ozone concentrations have decreased in recent years; the area has exceeded the 1-hour State Standard only a few times during the most recent period for which data are available, but it has exceeded the 8-hour State and Federal Standard more often [see www.arb.ca.gov, Ozone Data Summary (1988-2004)].

Implementation of the *Draft RTP/General Plan Update* would result in increased emissions from a number of sources and activities. Over the life of the projects, emissions would include short-term construction emissions as well as long-term emissions from the operation of equipment and vehicles. Short-term construction emissions would result in a temporary addition of pollutants to the local airshed from dust emissions, soil disturbance, and fuel combustion from construction equipment and vehicles. Construction activities are directly associated with dust emissions. Emission volumes vary from project to project in relation to the size of the project and the type of vehicles used, but average about 26 pounds of dust per disturbed acre during a typical construction project¹⁵; some construction projects would be regulated by GBUAPCD Rule 216-A,¹⁶ which governs secondary source emissions. Permit conditions typically include requirements to limit dust during construction, limit the number or type of wood-burning heaters, and provide permanent dust controls on exposed development surfaces.

The volume of dust emissions can be reduced by more than half with use of best available dust control measures, and an additional reduction of about 10% can be achieved for construction vehicle emissions through proper maintenance practices (op cit.). Long-term use and occupancy of structures will increase regional particulate levels due to dust generated from landscaping, agriculture, some types of recreation and travel on unpaved and paved roads. In general, dust generation along lightly traveled roads is estimated to be around 0.001 lb/mile of travel; during winter and spring, dust generation triples where abrasive material has been applied for snow and ice control, and an even larger fraction of very large diameter particulate is generated by the passage of vehicle tires over roadways containing cinders or other traction material, as evidenced by the dirt build-up along road shoulders and yards (op cit.).

Site preparation and road construction would be most directly associated with fugitive dust emissions, while construction equipment would be most directly associated with NO_x and CO emissions. Some projects may require the importation of workers with specialized training (which would entail travels emissions in quantities related to the distance covered) and some projects are likely to be located away from existing roads, which may result in more generalized dust emissions with special containment requirements.

Compliance with GBUAPCD Rules 401 and 402 would require use of control measures to minimize fugitive dust emissions. However, emissions of fugitive PM₁₀ can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. Because details regarding future projects are unknown at this time, project specific analyses will be required to assess potential emissions and to ensure compliance with daily emission thresholds; some project types would also need to obtain a Secondary Source permit (to minimize emissions) from GBUAPCD. Therefore, construction impacts would be considered potentially significant.

Operational impacts would include additional vehicle miles travelled by long-term employees and residents and service vehicles, as well as emissions resulting from the operation of the wide range of equipment associated potentially

¹⁴ Source: 2014-2015 Mammoth Lakes PM₁₀ and Meteorological Summary, Great Basin Unified Air Pollution Control District. <http://www.townofmammothlakes.ca.gov/DocumentCenter/View/5292>, cited May 13, 2015.

¹⁵ Mono County, Rock Creek Ranch Draft EIR, §5.10 (Air Quality). Prepared by BPES (air quality analysis prepared by Giroux & Associates). 2008.

¹⁶ GBUAPCD, *Air Pollution Permits for Land-Development Projects*, Rev 12/20/06.

associated with the *RTP/General Plan Update* and related planning initiatives. Again, the quantities of emissions would vary in relation to the type of use, the number of people, hours of operation, and type of equipment. As with construction impacts, the details regarding travel and equipment characteristics associated with future projects and project-specific analyses will be required at the time individual projects are proposed to assess potential impacts and ensure that operational emissions comply with daily thresholds. Operational impacts would therefore be considered potentially significant.

The GBUAPCD website¹⁷ notes that local control allows regulations to be tailored to respond to local problems that include, in Mono County, PM₁₀ emissions from the exposed shoreline of Mono Lake and PM₁₀ emissions in Mammoth Lakes due to wood smoke and cinders used on icy roads. The District's preferred control measure for Mono Lake has been to restore lake levels to 6,392' or higher which will control PM₁₀ emissions sufficiently to prevent federal air quality violations. The District allowed the Town of Mammoth Lakes to select its own PM₁₀ controls (from a list provided by GBUAPCD), which has resulted in a significant reduction in PM₁₀ levels. GBUAPCD continues to monitor progress at Mono Lake in order to quantify pollution levels and thereby determine whether the SIP improvement targets are being met on schedule. The District also continues to work with the Town of Mammoth Lakes to ensure that progress to date will not be jeopardized by future growth.

In addition to the regulations described above, GBUAPCD oversees additional programs to reduce emissions in the Great Basin. Programs include, among others, conservation management practices for farms larger than 40 acres¹⁸ (10 acres if located in residential areas), a wood-stove replacement program, and a joint-venture grant program (the Carl Moyer Program) with San Joaquin Valley Air Pollution Control District (SJVAPCD) that provides incentive funds for implementation of new technologies to reduce emissions from heavy-duty on- and off-road vehicles and stationary agricultural irrigation pump engines.¹⁹ Mono County is currently replacing a Caterpillar engine with a Tier 4 compliant engine through Carl Moyer funds from the San Joaquin APCD; in turn, SJAPCD receives the air quality "credit" for the first 6 years. Because the significant ozone pollution issues in the Great Basin are due to emissions generated in the San Joaquin Valley, GBUAPCD sends its Carl Moyer funds to the SJAPCD.

All projects will be required to comply with GBUAPCD Rules 401 and 402 to control construction and operational fugitive dust and particulate matter emissions. Control measures include but are not limited to: • Application of water and/or coarse rock on active construction areas as necessary and indicated by soil and air conditions; • Covers on all trucks hauling soil, sand, and other loose materials, or require trucks to maintain at least two feet of freeboard; • Paving or application of non-toxic soil stabilizers on all unpaved access roads; • Daily use of water sweepers on paved access roads; • Daily street sweeping if visible soil material is carried onto adjacent public streets; • Suspension of excavation and grading activity when weather conditions make reasonable dust control difficult to implement (e.g., for winds over 25 miles per hour (mph)); • Limiting the speed of on-site vehicles to 15 mph.

As detailed below, the 2015 *RTP/General Plan Update* and related planning initiatives include numerous plans, policies and actions to comply with applicable air quality standards and regulations and moreover to take a proactive role in air quality management throughout the county. These proposed plans and policies and actions, in combination with mandatory GBUAPCD control measures, SIP compliance efforts and other GBUAPCD programs, will reduce potential construction and operational emissions to ***less than significant*** levels. No supplemental mitigation is required.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL FOR VIOLATION OF AIR QUALITY STANDARDS

Please refer to Table 4.3-7 in EIR Appendix D.

¹⁷ GBUAPCD Website: <http://www.gbuapcd.org/background.htm>.

¹⁸ GBUAPCD, *Conservation Management Practices for Farms in Inyo, Mono and Alpine Counties*, December 2008. GBUAPCD website: <http://www.gbuapcd.org/farm/CMPprogramdescriptionandforms.pdf>.

¹⁹ SJVAPCD, *Great Basin Grant & Incentive Programs*:: http://valleyair.org/General_info/Grant_Programs/GreatBasin_Programs.htm

IMPACT 4.3(c): Would Implementation of the proposed RTP/General Plan Update expose sensitive receptors to substantial pollutant concentrations?

LESS THAN SIGNIFICANT IMPACT: Sensitive pollutant receptors are individuals who have an increased sensitivity (relative to the population at large) to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling unit(s).

As described under Impact 4.3-2, construction and operational activities over the life of the *RTP/General Plan* and related planning initiatives will result in potentially significant emissions. Because most future projects will occur in existing communities, and because most communities are relatively small and contain homes and schools and medical facilities in close proximity, it can be anticipated that most future projects will expose sensitive receptors to potentially substantial pollutant concentrations.

Pollutants of concern during construction of future projects would center on carbon monoxide emissions from mobile sources (trucks, construction equipment, etc). Due to the rural nature of most Mono County communities and the intermittent nature of construction traffic, construction is not anticipated to pose a risk of congestion-related pollutants near sensitive receptors, and construction-related traffic is not expected to exceed the standards for carbon monoxide. Similarly, operational CO emissions tend to be higher in urban areas with numerous mobile source emissions. Mono County is well removed from urban centers, with a small population (approximately 6,000 people) that resides in rural communities spread over the county's 3,132-square mile land area. None of the future projects will occur in a densely populated area, and only a few projects would be anticipated to occur during peak visitation periods in peak visitation locations. Future reduction of GHG emissions from California vehicles will also play a role. As noted in the discussion of state regulations (§4.3.4.3), the new amendments to the Pavley regulations will through 2016 incrementally reduce GHG emissions from cars and light- and medium-duty trucks and other vehicles to meet specified tailpipe emission levels of carbon dioxide, nitrogen, carbon monoxide, reactive organic gases and particulate matter. In combination, the considerations above indicate that the project would not expose sensitive receptors to significant concentrations of CO or contribute traffic volumes to intersections that would result in an exceedance of the California air quality standards.

In addition to area-wide concerns, the *Draft RTP* notes that blowing dust is a major concern along US 6, which extends from the Inyo County line north of Bishop to the Nevada state line. This highway provides regional and interregional transportation connections and serves as a key trucking route between Southern California, Reno, and the western mountain states of Washington, Idaho, and Montana; Caltrans has identified the primary purpose of the route as interregional traffic (largely trucks). US 6 is currently a maintenance-only route with some improvements planned for the future as traffic volumes increase. Dust in the area comes from plowed fields and from flash flood soil deposits, and during windy conditions the dust blows across the highway resulting in decreased visibility. Since the area is subject to flash floods, it has been concluded that little can be done about dust resulting from flood deposits. Some local landowners are working with the Great Basin Unified Air Pollution Control District to develop plans to mitigate dust problems from agricultural fields. The *RTP* also recommends that an ITS dust sensor warning system may be worth consideration in order to alert drivers in advance of arriving at dust storm locations. The *RTP* does not cite any sensitive receptors in the vicinity of the blowing dust. It is also worth noting that GBUAPCD did not reference any sensitive receptors in the areas around Mono Lake that were included in the dispersion modelling conducted in 1995 to determine effective control measures as part of the PM₁₀ SIP compliance requirements.²⁰

Based on the foregoing considerations, it is concluded that approval and implementation of the *Draft RTP and General Plan Update* will have a **less than significant impact** in terms of exposing sensitive receptors to substantial pollutant concentrations, and no supplemental mitigating policies are required on the part of Mono County. The *Draft RTP and General Plan Update* contains many policies and actions that will provide continued protection for sensitive pollutant receptors, as reviewed in Table 4.3-7.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL IMPACTS TO SENSITIVE RECEPTORS**

Please refer to Table 4.3-7 in EIR Appendix D.

IMPACT 4.3(d): Would Implementation of the proposed RTP/General Plan Update create objectionable odors affecting a substantial number of people?

LESS THAN SIGNIFICANT IMPACT: Three of the activities and programs contemplated by the County as part of this project have potential to create objectionable odors: the siting of new landfill locations, a biomass facility, and composting as a newly permitted use in the Resource Management (RM), agriculture (AG), and Public Facilities (PF) use designations ²¹

Benton Crossing Landfill currently serves as the regional landfill for Mono County, and it is the only site in Mono County that accepts municipal solid wastes. Capacity at this landfill is expected to be adequate through 2023, after which the site will be closed. In anticipation of the closure, the IWMP *Siting Element* identifies two options to ensure adequate long-term disposal capacity. One option involves the development and pursuit of permits to dispose of municipal solid waste at the existing Pumice Valley and Walker Landfills, within the existing waste footprints. Another option involves the development of Long-Haul Transfer Infrastructure as needed to transport municipal solid waste out of Mono County. Both options have the potential for odor impacts associated with operation and maintenance at the receiving sites. If the County eventually elects to pursue permits for the disposal of municipal solid waste at Pumice Valley or Walker Landfills, the potential for associated impacts would be analyzed as a part of the CEQA process for those proposals. The development of Long-Haul Transfer infrastructure would follow the same course, with any potential impacts analyzed as part of the CEQA process for that proposal. Such CEQA review would analyze the full range of potential environmental effects, including impacts to air quality and sensitive receptors.

A thermal biomass facility is another *RTP/General Plan Update* project with potential to generate odors. During 2000, the U.S. Department of Energy National Renewable Energy Laboratory reviewed the experience of 20 biomass facilities to “capture some important lessons learned” from operation and management of the facilities.²² The report stated that odors are among the problems most often mentioned, particularly with respect to fuel pile odors. Based on review of odor problems, the report noted that the primary lesson learned is the importance of paying careful attention to the siting of a biomass-fueled plant. Siting in a residential neighborhood raises the risk of land use conflicts including traffic, noise, odors, and emissions were problems during project planning and initial operations.

The county *Biomass Feasibility Study* identified seven potential sites for thermal applications, six of which were found to have appropriate infrastructure for thermal energy retrofit: Mammoth Hospital, Mammoth Unified School District (the Elementary School and the Middle School), Cerro Coso Community College-Mammoth, Mammoth Ski Area Canyon Lodge, and the Mammoth Ski Area Garage. Four of the six eligible sites are designated sensitive receptors, and one (the ski lodge) has high customer traffic levels that would be a potential source of complaints. Only the Garage Site would be comparatively free of sensitive receptors and customer traffic, though this site was noted to have challenging road access during winter and a steep grade on the incoming roadway. Based on review of all factors, the feasibility study recommended that the facility be co-located in Mammoth Lakes at the Mammoth Mountain garage. The report noted that locally available biomass feedstocks are readily available in Mammoth Lakes, project permitting is feasible,

²¹ Note that the Food Systems Study (an IMACA project designed to support community agricultural uses including community gardens, and ranching) is no longer part of the County’s proposal and thus the potential odors associated with some elements are not examined in this EIR.

²² National Renewable Energy Laboratory (<http://www.nrel.gov/docs/fy00osti/26946.pdf>), *Lessons Learned from Existing Biomass Power Plants*, prepared by G. Wiltsee Appel Consultants, Inc.. February 2000 (NREL/SR-570-26946).

and the community appears to be supportive. The Garage is located on Minaret Road about halfway between the Town and the Ski Area. The *Study* identified several critical next steps including discussion with feedstock supply contractors and the Benton Crossing landfill, commencing the technology selection process, and strengthening outreach to others to identify options for additional use of thermal energy. Included below are two additional recommendations that address neighborhood outreach and woodpile management.

The proposal to allow composting activities in the RM, AG and PF use designations will allow for beneficial recycling of certain types of waste materials would be limited to a maximum of 100 cubic yards of composted materials on any single site, and subject to a requirement that it does not create a nuisance. CalRecycle has conducted studies to identify odor sources associated with composting,²³ and has found that organic materials (such as are used in composting) inherently generate a wide range and variety of odors resulting from the volatility of chemical compounds (whereby the compound is converted to a gas and enters the atmosphere). CalRecycle has identified several axioms that apply broadly to compost-related odors:

- Usually, the characteristic smell of a given material results from a mix of several volatile compounds, often with a particular volatile chemical that dominates the mix and produces the characteristic odor.
- Most odorous compounds are transient and disperse quickly depending on environmental conditions (oxygen, temperature).
- The concentration of a particular compound determines whether or not its odor is detected, recognized and considered objectionable. Odorous substances that are generally considered pleasing can become offensive at high concentrations (e.g. perfume, pine oil).
- The concentration at which a compound is detected by people (the 'detection threshold') varies greatly among volatile compounds. Some compounds can be detected at extremely low concentrations while others require high concentrations.
- The character and strength of odors are highly subjective; sensitivity to an odor is greatly influenced by personal experience, gender, psychology and societal factors. Many compounds formed during composting are considered offensive by at least some humans.

Chemical categories that stand out as particularly odorous include mercaptans, organic sulfides, ammonia, amines, indoles, volatile fatty acids (VFAs), terpenes, alcohols, ketones and aldehydes. Mercaptans, organic sulfides and hydrogen sulfide are compounds that contain sulfur. Amines, indoles and ammonia are nitrogen-based compounds. Volatile fatty acids (VFAs) are most closely associated with carbohydrates and lipids (i.e. fats and oils). The remaining groups are common organic compounds with volatile members.

The RM, AG and PF use designations are not typically located near sensitive receptors or substantial population centers, and findings contained in the CalRecycle study indicate that the likelihood of substantive odor impacts from the composting activities is *less than significant*. CalRecycle has developed a menu of design and operating techniques that can be used to optimize composting and also prevent and minimize odors from composting facilities. The strategies are available online, along with other tools, at <http://www.calrecycle.ca.gov/Publications/Documents/Organics%5C44207001.pdf>.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL FOR ODOR IMPACTS

Please refer to Table 4.3-7 in EIR Appendix D.

SUPPLEMENTAL ODOR IMPACT MITIGATION RECOMMENDATIONS:

1. Among the critical next steps for consideration of a biomass facility at Mammoth Mountain garage, it is recommended that the County work with the biomass team to develop a tight management plan for on-site wood chip storage and handling as a way to avoid serious odor problems and spontaneous wood pile combustion.

²³ California Integrated Waste Management Board, *Comprehensive Compost Odor Response Project*. Produced under contract by San Diego State University. March 2007. <http://www.calrecycle.ca.gov/Publications/Documents/Organics%5C44207001.pdf>.

2. As one of the critical next steps, it is recommended that the County work with the biomass team to determine the distance and locational relationship between the garage site and nearby residences (or other potentially sensitive uses) with the specific goal of verifying that the distances and conditions (wind, access, noise) are not conducive to future neighborhood complaints about odors.

IMPACT 4.3(e): Would Implementation of the proposed RTP/General Plan Update result in GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions?

LESS THAN SIGNIFICANT IMPACT. The REP was prepared for the specific purpose of identifying County and community sources of GHG emissions and using these data to develop RTP/General Plan policies and programs to reduce resource consumption and GHG emissions. The REP notes that *'embedding GHG reduction and resource efficiency targets in a general plan affords a local government considerable discretion...CGC §§65300.7 & 65301.5 establish the Board of Supervisors' legislative authority regarding the general plan, and its ability to exercise discretion to tailor the contents of the general plan to fit local conditions and circumstances, so long as general plan policies and actions meet minimum requirements of state legislation. When the County addresses GHG emissions within the context of the Draft General Plan, this same authority and discretion extend to (a) setting a GHG reduction target, (b) identifying emissions reduction strategies to achieve the target, and (c) determining the desired degree of participation needed to achieve the target, considering local conditions and circumstances.'*

CEQA Guidelines §15064(b) also directs the County to consider local conditions when establishing the significance of environmental impacts, and recognizes that the significance of an impact will vary depending on the specific conditions of the setting. The REP includes a detailed estimate of existing and future GHG emissions associated with both County government activities and activities in the unincorporated communities. The County government emissions forecast estimates how emissions would grow if County government resource consumption rates remain constant at baseline levels, but the number of employees and buildings increases to provide services and improved amenities to Mono County's growing number of visitors and residents. Under this scenario, County government operation emissions are estimated to increase by 17% from 2010 levels by 2020 (to 17,560 MTCO_{2e}), and by 12% from 2010 levels in 2035 (to 16,910 MTCO_{2e}). The only sector anticipated to grow between 2010 and 2020 is the solid waste sector (due to continued disposal at County-operated landfills); all other sectors are anticipated to remain constant. Excluding the solid waste sector, County government emissions sectors are anticipated to grow by 19% from 2010 levels by 2035, proportional to the anticipated growth in county employment levels.

The community emissions forecast estimates how emissions would grow if resource consumption rates remain at 2010 levels, but the number of people, households, and jobs continues to grow in unincorporated Mono County. Under this scenario, community-wide emissions are anticipated to increase by 6% from 2010 levels by 2020 and by 13% from 2010 levels by 2035.

At this time, there is no regulatory requirement for Mono County to set a specific fair-share GHG reduction goal, nor are there penalties imposed for falling short of established goals. Compliance with AB 32 is a measure that Mono County has undertaken to better achieve its adopted Vision Statement that calls for *"the environmental and economic integrity of Mono County [to be] maintained and enhanced through ... protecting the scenic, recreational, cultural, and natural resources of the area.... Mono County will collaborate with applicable federal, state, and local entities in pursuing this vision through citizen-based planning and efficient, coordinated permit processing."* Furthermore, the AB 32 Scoping Plan identifies local governments as essential partners in achieving state GHG reduction goals and encourages them to consider reduction targets of at least 15%. Most California cities and counties prepare climate action plans to achieve by 2020 a minimum 15% reduction in GHG emissions (from a 2005–2008 baseline year).

With the REP, Mono County is establishing a policy framework to not only fulfill the goals of AB 32 but to take a leadership role in the implementation efforts (rather than relying on the individual actions of community members). To this end, the County has identified near-term resource efficiency targets to be achieved through REP implementation including:

- local achievement of a 10% reduction from 2005 emissions levels and 20% reduction from 2010 emissions levels by 2020 through local benefits of statewide emissions reduction policies and implementation of all feasible local GHG reduction measures, and
- a 38 megawatt (MW) gain in renewable energy production over baseline conditions.

In developing the REP, County staff reviewed more than 500 actions that are typically considered in sustainability and climate action plans for local jurisdictions. Of those, approximately 120 have been identified as relevant to the rural and mountainous nature of the county and considered politically, technically, and economically feasible to implement at this time. The proposed policies (summarized in Table 4.3-5) include implementing net-zero energy policies for County facilities, replacing and consolidating vehicles in the County fleet, GHG emission reduction benefits associated with a small scale biomass facility (discussed in the Baseline Overview), and strategic opportunities to improve resource efficiency by residents, businesses, and visitors.

Emissions Category	MTCO₂e
BAU Communitywide Emissions ¹	148,220
Statewide Reductions	-9,480
Renewable Portfolio Standard	-1,500
California Building Code	-130
Pavley and the Low Carbon Fuel Standard	-7,850
REP Strategies and Measures	-27,120
Energy Efficiency in Existing Buildings	-10,500
Energy Efficiency in New Buildings	-460
Open Space and Agricultural Protection	-20
Renewable Energy	-5,550
Waste Generation Reduction	-3,730
Water Efficiency	-660
Transportation	-3,720
Land Use	-2,480
Total Reductions	-36,600
Communitywide Emissions with Reductions	111,620
Reduction from 2010 Emissions	-20%
Reduction from 2005 Baseline Emissions	-10%
Notes: MTCO ₂ e = metric tons of carbon dioxide equivalency; BAU = business as usual.	
¹ Source: Data compiled by PMC in 2014.	

Collectively, REP actions are estimated to reduce emissions levels to 111,620 MTCO₂e per year, achieving a 10% reduction below 2005 emissions levels and a 20% reduction below 2010 emissions levels by 2020. In addition, the REP proposes a goal to implement projects accounting for at least 38 MW of additional renewable energy over baseline conditions. This would result in additional 2020 GHG emissions reductions (108,200 MTCO₂e per year) to those realized locally in Mono County. Without any local GHG reduction strategies, Mono County’s GHG emissions are projected to increase to 145,410 MTCO₂e by 2035. If emissions continue to grow at this rate, Mono County’s GHG emissions are forecasted to rise to 152,400 MTCO₂e by 2050.

Incorporating the REP directly into the General Plan is the specific vehicle by which the County gains authority to establish, implement and enforce the GHG reduction and efficiency targets identified therein. Approval and implementation of the *RTP/General Plan Update* will therefore have a beneficial impact in terms of planning, policy-making and regulation of GHG reduction targets.

As noted in the baseline overview, Mono County is also considering implementation of a biomass thermal project that would use sustainably-available biomass feedstock to generate heat and energy. The 2014 Biomass Feasibility Study (op cit.) recommended that thermal applications in the Mammoth Lakes region would best promote the sustainable utilization of wood waste, and would be feasible due to sustainable supply requirements. The study also examined potential GHG emissions. The study noted that biomass thermal units are traditionally less efficient than fossil fuel alternatives (due to low energy density fuel), but contribute to an overall reduction of GHG emissions by displacing fossil fuel consumption and avoiding landfill and pile and burn disposal methods for wood waste. Table 4.3-6 presents greenhouse gas emissions associated with a biomass thermal project as estimated in the Biomass Feasibility Study.

TABLE 4.3-6: GHG Accounting for Biomass Thermal Projects			
EMISSIONS SOURCE	CO₂ EMISSIONS (lb/MMBtuDelivered)	CO₄ EMISSIONS (lb/MMBtuDelivered)	CO_{2e} EMISSIONS (lb/MMBtuDelivered)
Biomass Boiler	279	0.03	280
Biomass Processing and Transport	5.3	0.003	5.4
Propane Boiler	-171	-0.003	-171
Pile and Burn Avoided Emissions	-133	-2	-189
NET EMISSIONS	-19.7	-2.0	-74.6

Assumptions used by the report authors in preparing this table include: (a) 70% efficiency for biomass boilers; (b) 80% efficiency for propane boilers; (c) 8,500 Btu per dry pound (high heat value) for wood; (d) 25 pounds of CO_{2e} for one pound of methane emissions; (e) No carbon offset from future carbon uptake; (f) No emissions associated with urban biomass feedstock sourced from the landfill; (g) No emissions associated with the collection, processing, and transportation of propane; (h) Pile and burn avoided emissions reflect the feedstock blend of 45% urban wood and 55%forest wood.

The report notes that total GHG emissions will vary slightly by technology, but the most important factor for reducing GHG emissions is average moisture content of the biomass feedstock: lower moisture content fuel contributes to better GHG emission reduction.

Although Mono County represents 1.9% of the total land area of California (163,494 square miles), the county GHG emissions are low in comparison with statewide GHG total (the county represents 0.03% of total statewide GHG emissions, and GHG emissions associated with Mono County government operations represent just 10.7% of total countywide emissions). Existing state programs and requirements are expected to reduce 2020 emissions in Mono County by 9,480 MTCO_{2e}. The goals, policies, objectives and actions in the *REP* will reduce 2020 emissions in Mono County beyond state reductions and existing local actions by an estimated 27,120 MTCO_{2e}. Most of the *REP* measures address improving energy efficiency in existing buildings, which corresponds to the largest sources of emissions in Mono County.

Based on the above considerations, it is determined that adoption and implementation of the draft 2015 *RTP/General Plan Update* and related planning initiatives will have a **less than significant impact** on in GHG emissions. The goals and policies that will accomplish the reduced GHG emissions levels are summarized in Table 4.3-7.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT SUPPORT REDUCED GHG EMISSIONS

Please refer to Table 4.3-7 in Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.4

BIOLOGICAL RESOURCES

4.4.1 INTRODUCTION AND SUMMARY

The following discussion of biological resources is condensed from analyses prepared for the *RTP/General Plan Update* by the consulting biologist, James Paulus, Ph.D. Dr. Paulus’ assessment provides a very focused and detailed analysis of biological resources on privately owned land generally situated in and around communities where growth is more likely to occur. The full text of Dr. Paulus’ focused assessment is provided online at the Mono County General Plan website: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

To provide a larger context for the focused Biological Assessment, this EIR section also describes in §4.4.3 a discussion of existing biological resources in Mono County at a ‘landscape’ scale. The broad overview provided in §4.4.3 is based in part on the information provided in *MEA* Chapter XVII, available at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>), and the reader is also referred to the following documents by public land management agencies:

- *Inyo National Forest Assessment* (http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5444577.pdf),
- *Bishop Resource Management Plan Record of Decision* (<https://archive.org/details/bishopresourcema11unit>),
- *Sierra Nevada Forest Plan Amendment Final supplemental Environmental Impact Statement (2013)* (http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5434157.pdf), and
- *Biological Assessment for the Sierra Nevada Forest Plan Amendment Supplemental Environmental Impact Statement (2003)* (http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5415992.pdf).

This section of the EIR incorporates information requested in NOP comments received from the California Department of Parks and Recreation (CDPR), including analysis of non-native invasive weed prevention, detection and control; and aquatic invasive species prevention, detection and control. The full text of CDPR’s comment letter is provided in Appendix B. Key findings of this section are summarized below.

SUMMARY OF GENERAL PLAN IMPACTS AND POLICY MITIGATIONS FOR BIOLOGICAL RESOURCES	
IMPACT BIO 4.4(a):	POTENTIAL IMPACTS ON CANDIDATE, SENSITIVE OR SPECIAL STATUS SPECIES
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.4-10 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT BIO 4.4(b):	POTENTIAL IMPACTS ON RIPARIAN OR OTHER SENSITIVE NATURAL COMMUNITIES
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.4-10 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT BIO 4.4(c):	POTENTIAL IMPACTS ON WETLAND RESOURCES
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.4-10 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT BIO 4.4(d):	POTENTIAL IMPACTS ON WILDLIFE MOVEMENT OR NURSERY SITES
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.4-10 in Appendix D
Residual Significance:	Potentially Significant Impacts

IMPACT BIO 4.4(e):	POTENTIAL IMPACTS ON LOCAL POLICIES OR ORDINANCES
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.4-10 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT BIO 4.4(f):	POTENTIAL IMPACTS ON HABITAT CONSERVATION PLANS
Pre-Mitigation Significance:	No Impact
Mitigating Policies:	See Table 4.4-10 in Appendix D
Residual Significance:	No Impact

4.4.2 KEY TERMS USED IN THIS SECTION

The following key terms are used throughout this section to describe the range of biological resources in Mono County and the framework that regulates them.

Bryophytes. Nonvascular, herbaceous plants that grow closely packed together, generally in small mats or cushions on rocks, or on the soil surface (i.e. as a “cryptophytic crust”). Bryophytes comprise three separate evolutionary lineages including mosses, liverworts and hornworts. Bryophytes produce no flowers or fruits and most of them have no inner vessels for water or nutrient transfer. They reproduce with spores and can also generate new plants from segments of cut stems or leaves. Vascular plants (*tracheophytes*), in contrast, are defined as having lignified tissues for conducting water and minerals through the plant, and diploid (two sets of) chromosomes (only the germ cells and gametophytes are haploid). In general, vascular plants are able to grow independent roots, woody structures for support, and more branching than non-vascular plants such as bryophytes.

Facultative and Obligate Wetland Adaptation. Plant species that are recognized to have obligate wetland adaptation are generally found only in those habitats that qualify as wetland within any given landscape. In contrast, facultative wetland-adapted species may be found in non-wetland portions of that landscape, but have phenological or structural characters that would allow them to also grow in wetlands. The viability of obligately adapted plant populations therefore would generally be more sensitive to variation in the timing and duration of environmental wetness, for example human-induced alterations to the timing or depth of seasonal root zone inundation by the shallow groundwater table under normal conditions.

Lichens. Lichens are a primitive group of organisms that result from a unique symbiosis of two species (a fungus and an alga) that belong in separate kingdoms but function as a single biological unit. Lichens can live in a wide range of ecosystems. Along with bryophytes, lichens are often the first organisms to colonize newly exposed surfaces. Lichens are generally sensitive indicators of high air pollution concentrations, because they cannot defensively sequester many anthropogenic pollutants.

Migration Corridor. A route that migratory animal populations use during annual movements from one habitat or region to another. For example, mule deer move semi-annually between higher altitude habitats that provide good browse and fawning opportunities and lower altitude habitats that are suitable for overwintering. Mule deer migration routes are learned paths that year-to-year appear to be faithfully followed, and that include known “holding areas”, where migrating herds linger while awaiting seasonal changes in the phenology of their browse.

Palustrine. Palustrine comes from the Latin word palus or marsh. Wetlands within this category include inland marshes and swamps as well as bogs, fens, tundra and floodplains.

Phreatophytes. Plants that could not persist due to normal rainfall alone; these species depend at least seasonally upon groundwater that comes within reach of their roots. Although not confined to the arid regions of the Western United States, occurrences there are more starkly evident in the xeric landscape, are more notable, and, because of their effect on water supply, are more important than would be in more humid regions or mesic habitats. Plant communities that are dominated by native phreatophytes typically create, help to visually define, and function to maintain economically important habitats at riparian zones.

Plant Community. A unit of vegetation mapping that results when local plant species assemblages are divided according to the visibly dominant species. For example, “Willow Riparian Scrub” may be differentiated as distinct from

“Aspen Riparian Forest” within the same riparian zone. Plant communities may be usefully classified by distinguishing the dominant species alliances. California Department of Fish and Wildlife (CDFW, formerly known as the California Department of Fish and Game) uses the level of the Alliance to determine whether or not a status of “Sensitive” should be recognized for any given plant community. For example, CDFW distinguishes the relatively common willow-dominated alliance *Salix exigua* – *S. lasiolepis* from the Sensitive willow-dominated alliance *S. lutea* – *S. lasiolepis*, although both may be visually similar forms of Willow Riparian Scrub. In this EIR section, the term “plant community” (syn. “alliance”) is used interchangeably with the term “vegetation type”, in order to avoid confusing references to anthropogenic communities (Chalfant Valley, Benton, etc.)

Riparian Zone. The typically corridor-like riparian zone includes all habitats, plant communities, streams, rivers, lakes, wetlands, and floodplains formed by naturally occurring surface flow or shallow groundwater table, or by long-standing, constructed (but unlined) conveyances. These zones and their ecotonal boundaries with the surrounding uplands can be regarded as complex ecosystems comprised of interrelated hydrological and biological resources.

Ruderal. Ruderal species are those that colonize or thrive in areas that have been disturbed, as by fire or cultivation or grading.

Sensitive Plant Community. A naturally occurring plant community that is regionally rare, provides important habitat opportunities for wildlife, is structurally complex, or is otherwise of special concern to local, State, or Federal agencies. CEQA identifies the elimination or substantial degradation of such communities as a significant impact. The CDFW tracks sensitive natural communities in the California Natural Diversity Database (CNDDDB).

Sensitive Species. The CDFW inventories sensitive plant and wildlife taxa in the CNDDDB, regardless of their legal or protection status¹. As used in this analysis, sensitive taxa are species, subspecies or varieties that fall into one or more of the following categories: (a) listed by California or the Federal Government as Endangered, Threatened, or Rare; (b) candidate for state or federal listing as Endangered, Threatened, or Rare; (c) CDFW Species of Special Concern; (d) other taxa which meet the criteria for listing, even if not currently included on any list, as described in §15380 of the CEQA Guidelines; (e) taxa listed as sensitive by the Bureau of Land Management (BLM), US Forest Service (USFS), or US Fish and Wildlife Service (USFWS). Within the CNDDDB, CDFW defines ‘Species of Special Concern’ (SSC) as a species, subspecies, or distinct population that is native to California and currently satisfies one or more of the following (not necessarily mutually exclusive) criteria: (a) is extirpated from the State or, in the case of birds, in its primary seasonal or breeding role; (b) is listed as Federally-, but not State-, Threatened or Endangered; (c) meets the State definition of threatened or endangered but has not formally been listed; (d) is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; and/or (e) has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State Threatened or Endangered status. In this analysis, sensitive plant taxa also include any species ranked by the California Native Plant Society (CNPS) as category 1 and 2. Some Rank 3 and 4 plants may also qualify under CEQA §15380. CNPS rankings indicate taxa that (a) are biologically rare, very restricted in distribution, or declining throughout their range but not currently threatened with extirpation; (b) have populations that are peripheral to the major portion of a taxon’s range but are threatened with extirpation in California; or (c) are closely associated with a habitat that is declining in California at a significant rate (e.g. wetlands and riparian systems).

Vegetation Type Conversion (sometimes abbreviated as “conversion”). Over time, the vegetation community type can undergo change due to ecological succession, catastrophic removal (eg, wildfire), human-induced disturbance such as devegetation, or introduction of non-native species. Invasive non-natives can cause type conversion when they out-compete the native plant assemblage. At the extreme, native vegetation types are adversely converted to recalcitrant non-native trees, grasses, and other “weeds.” Type conversion is problematic because it is difficult to undo, and can lead to increased risk of wildfire and premature reburn, erosion, and loss of rare or endangered native biota due to habitat displacement.

¹ CDFW, *Special Plant and Animal Lists*, CDFW website (<https://www.dfg.ca.gov/wildlife/nongame/list.html>), 9/23/14.

Waters of the State. Defined more broadly than 'Waters of the United States,' 'Waters of the State' includes "any surface water or groundwater within the boundaries of the state" (Water Code §13050(e)), whether private or public, including saline waters and waters in both natural and artificial channels.

Waters of the United States. As defined by the federal Clean Water Act (CWA) and subsequent case law, Waters of the U.S. must exhibit a defined bed and bank, create an ordinary high water mark (OHWM), and play a meaningful role in interstate commerce to have a "nexus" to CWA regulation. The OHWM is defined by the US Army Corps of Engineers (USACE) as "that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas." The definition of Waters of the US now broadly includes any tributaries that could make a substantial contribution to the biogeochemistry of a Waters of the US, while leaving out aquatic resources that are "isolated." Wetlands (see definition below) that are "adjacent" to a Waters of the US function to modify the hydrology and quality of receiving Waters, and therefore are not isolated. The USACE cannot regulate isolated waters, but will assert its jurisdiction as a permitting agency for any planned disturbance (i.e, emplacement of fill) within Waters of the US, their tributaries, and adjacent wetlands.

Wetlands. US Environmental Protection Agency (EPA) notes that for regulatory purposes under the CWA, the term wetlands means "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." The practical delineation of wetland extents depends upon whether *wetland hydrology*, *hydric soil*, and a *prevalence of wetland-adapted plants* are present. For Mono County, these criteria are scientifically defined in USACE guidance for montane and arid west regions.

Wetland Hydrology: Generally, the presence of surface water, or shallow groundwater that rises to within about 16 inches (or less) of the soil surface, for a substantial part of the annual growing season for plants. In USACE's Arid West region, this period may be relatively brief, and its presence is in practice often inferred from the findings of hydric soils and wetland-adapted plants that could be maintained only under the conditions created by long-term (but only seasonally occurring) wetland hydrology.

Hydric Soils: Upper soil profiles having characteristics that indicate their development in conditions where soil oxygen is limited due to the presence of saturated soils for long periods during the growing season are labeled hydric. Rooting zone saturation, flooding, or ponding that lasts more than a few days during the growing season causes the development of anaerobic conditions. When combined with microbial activity in the soil, certain biogeochemical processes are promoted, such as the accumulation of organic matter and the reduction, translocation, or accumulation of iron and other reducible elements. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods, making them particularly useful for identifying hydric soils in the field.

Prevalance of Wetland-Adapted Plants: More than 50% of the living vegetation is composed of species that are recognized as obligately or facultatively occurring in wetland areas. As of 2012, the USACE had identified more than 7,000 plant types that were indicative of wetlands.

4.4.2 OVERVIEW OF BASELINE BIOLOGICAL RESOURCES

4.4.2.1 Biological Resources in Mono County

Approximately 94% of the county land area is in public ownership primarily under the BLM and USFS (Humboldt-Toiyabe and Inyo national forests), and also the City of Los Angeles. The documents listed in 4.4.1 provide detailed information about the biological resources managed by these agencies, and the City of Los Angeles is nearing completion of a Habitat Conservation Plan (HCP) for their lands.

The biological resources of Mono County are strongly influenced by the region's topography and climate. The dominant topographic features of the area are the Sierra Nevada mountain range to the west and the White Mountains to the southeast. Precipitation varies greatly on a seasonal, annual and geographic basis, ranging from five inches per year in

the eastern part of the county to 30 inches near Mammoth Pass. Up to 65% to 75% of the precipitation falls as snow during winter months. Cold winters with below-freezing temperatures and hot, dry summers are typical of the region.

Mono County is on the boundary of two biogeographic provinces, the Great Basin and the Californian, and contains both mountain and desert plant series. Landcover and vegetation types have been mapped by the Land Cover Mapping and Monitoring Project (LCMMP, also known as CALVEG), a collaborative effort between the California Department of Fire and Forestry Protection (now Cal Fire) and the USFS (2005). The LCMMP used Landsat Thematic Mapper (TM) satellite imagery to map data with a minimum map unit of 2.5 acres and is the best available landscape-scale data at this time; however, uncertainties exist as to its accuracy for all vegetation types due to the interpretation of spectral imaging. Improved mapping is needed to verify results in outlying areas where development could occur.

The two most dominant landcover types, shrub (56.7% of the land area) and conifer forest/woodland (23.7%), constitute about 80% of Mono County's landcover. Other significant landcover types include barren, rock, snow (8.28%); herbaceous including meadows and grasslands (4.47%); and open water (3.07%). Land cover types constituting less than 1% of the land area include not yet mapped, agriculture, and urban/residential.

Mono County residents and businesses place a high value on the continued presence of a healthy and natural environment. The plant communities of the region provide habitats for a high diversity of resident and migratory wildlife, including birds, reptiles and amphibians, fish and invertebrates. No comprehensive biological survey of the entire county has been conducted; however, the (CNDDDB) catalogs known occurrences of species, plant communities, and habitats with special protection status. Absence of CNDDDB records for a particular area do not mean that none occur, merely that no occurrences have been reported. The specific status granted to each species may change over time. Most recently, the Sierra Nevada yellow-legged frog (*Rana sierra*) was listed as federally endangered and the Yosemite toad (*Anaxyrus canorus*) was listed as federally threatened in 2014, and the final critical habitat designation for both species is expected to be announced soon.

Figure 4.4-1 depicts reported occurrences of special status species recorded in the CNDDDB as of 2015. While not comprehensive, it is the best available landscape-scale data available at this time. The map does not include occurrences of plants without special species status that are listed by the CNPS. These plants, as well as a comprehensive discussion of all known special status species and habitats in the focused areas within and adjacent to communities where growth is more likely to occur, are summarized in this section and detailed in the *Biological Assessment: Unincorporated Communities of Mono County*, prepared by Dr. James Paulus and available in its entirety at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

Plant communities may support characteristic assemblages of wildlife species, including special status species, or these species may use several habitats on a daily or seasonal basis. Although a particular habitat may be used only for a short period, that habitat may be crucial to the species' survival. The spring breeding habitat for the California gull at Mono Lake is an excellent example of this crucial dependence. Some specialist species, such as sage grouse, are restricted to a single habitat, while generalist species, such as the coyote, range over almost all habitats of the region.

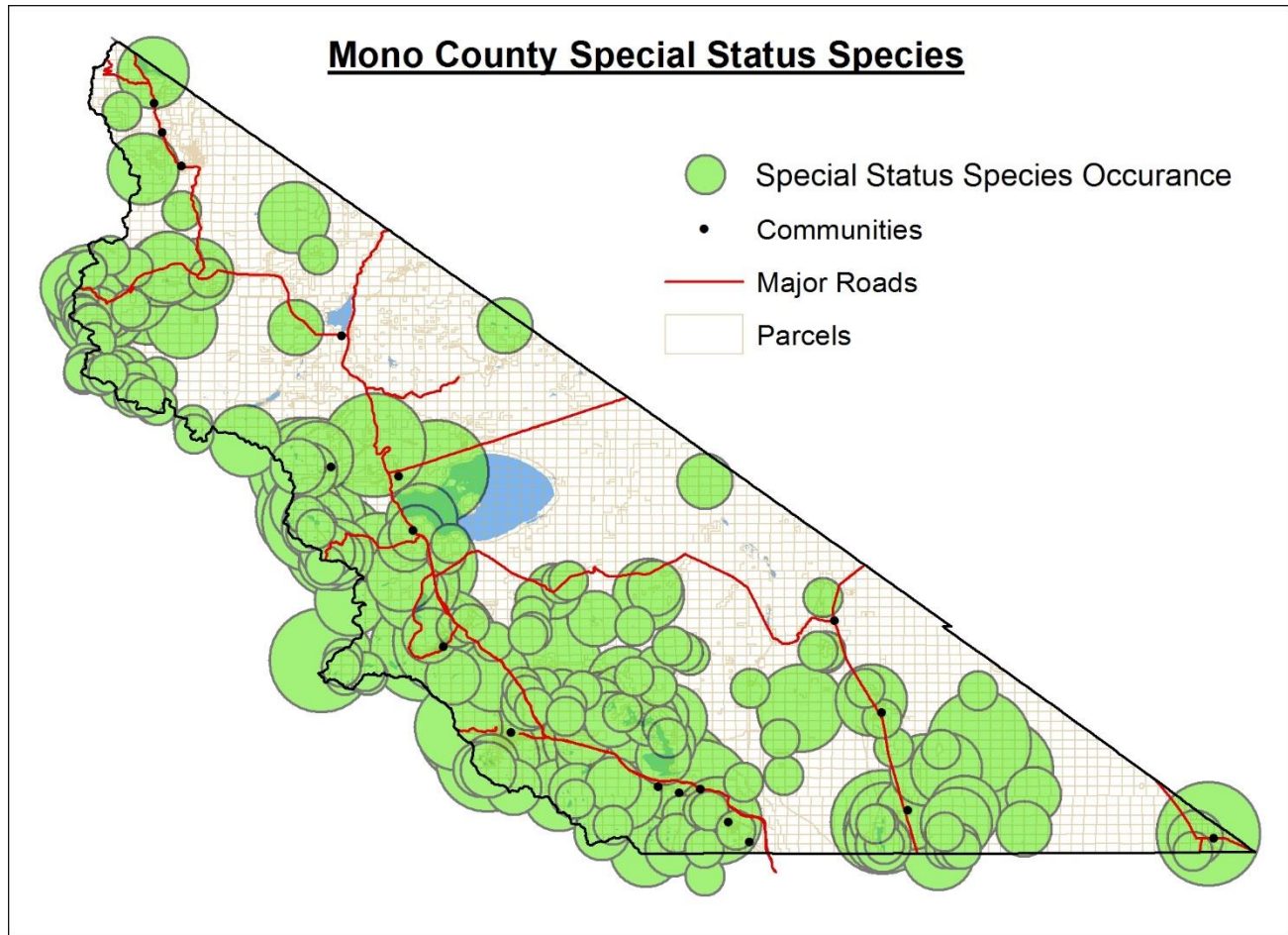
Although not designated as a species of concern in the CNDDDB, a decline in mule deer numbers in the mid- to late 1960s prompted CDFW to formulate a statewide management plan, followed by specific deer herd management plans. Seven of these management plans apply to the resident and migratory deer of Mono County, which are grouped into the Casa Diablo, Sherwin Grade, Buttermilk, Inyo/White Mountains, Mono Lake, East Walker, and West Walker herds.

The MEA details habitat needs and major threats to deer herds; of particular concern are the impacts of residential and recreational development to deer migration routes, such as the corridor between US 395 and the Sierra escarpment that connects Swall Meadows to Mammoth Lakes. Other factors of concern for sustaining healthy deer herds include dispersed recreational use by people, dogs and packstock; competition for grazing resources with livestock on seasonal ranges; an unknown level of competition with feral horses and burros (e.g., on the Truman Meadow winter range); hunting; and vehicle collisions. Other types of development, such as hydroelectric, geothermal energy, and logging projects affect deer herd populations depending on the specifics of the project, such as size, location, number of new roads, etc.

Another species not listed at the State or Federal level is the Bi-State Distinct Population Segment (DPS) of Greater Sage-Grouse (*Centrocercus urophasianus*), which is found at elevations ranging from 4,000 to over 9,000 feet in eastern

California and western Nevada. A detailed species status assessment by the US Fish and Wildlife Service (USFWS) is available at http://www.fws.gov/nevada/nv_species/documents/sage_grouse/species-report-service_2013a.pdf.

FIGURE 4.4-1: Mono County Special-Status Species.



In 2013, the USFWS proposed listing the Bi-State DPS under the Endangered Species Act as threatened because the decade of conservation effort by the Bi-State Local Area Working Group, Technical Advisory Committee and Executive Oversight Committee could not demonstrate certainty of effectiveness and certainty of implementation. These working groups, comprised of public agencies and private stakeholders, including Mono County, continued to refine the *Bi-State Action Plan for Conservation of the Greater Sage-Grouse Bi-State Distinct Population Segment* (2012, <http://www.fws.gov/greatersagegrouse/Bi-State/Bi-State%20Action%20Plan.pdf>) to identify specific projects and timelines, commitments from implementing agencies, and funding commitments of over \$40 million. In April 2015, the USFWS determined the conservation effort was able to meet the Policy for the Evaluation of Conservation Efforts (PECE) by demonstrating certainty of effectiveness and implementation, and therefore withdrew the proposed listing and designation of critical habitat (https://www.federalregister.gov/articles/2015/04/23/2015-09417/endangered-and-threatened-wildlife-and-plants-withdrawal-of-the-proposed-rule-to-list-the-bi-state?utm_campaign=subscription+mailing+list&utm_medium=email&utm_source=federalregister.gov). As participants in the Local Area Working Group that are charged with the conservation of Bi-State sage grouse and their habitat, Mono County has committed to adopt policies that will result in maintenance of existing high quality habitat wherever it occurs.

Plants and plant communities with special status are also cataloged in the CNDDDB, and vegetation types of particular concern in Mono County include rangelands, riparian corridors, and wetlands. Concern over rangelands is focused on grazing management (e.g., appropriate timing intensity, duration of use, control of invasive species, exclusion from wetlands, etc.), in order to prevent range degradation and/or promote recovery, and to provide wildlife habitat for sagebrush obligate species such as the Bi-State DPS. Riparian and wetland vegetation types are treated in more detail in the

following section; however, roads and road crossings, urban development, channelization of streams, and overgrazing are the primary activities causing significant habitat degradation. In addition, dewatering and/or water diversion has caused loss of riparian vegetation, resulting in destabilized stream channels and waterway degradation. Wetlands and riparian plant communities occur extensively in Mono County, and often intersect the communities where development is most likely to occur.

Disturbance regimes and invasive species, pests, and pathogens also impact the health of plant and animal species in Mono County. Forest insect and disease activities have become more visible due to prolonged low-precipitation conditions that have exacerbated already drought-stressed trees, creating optimal conditions for bark beetle attacks (e.g., by bark and engraver beetles) and disease infection, and changes in climate. Native insects and diseases have not significantly changed their natural behaviors, but activity appears to have intensified. Forest pathogens are less conspicuous, and the Inyo National Forest notes heterobasidion root disease, Port-Orford-cedar root disease, and white pine blister rust as native disease pests (<http://www.fs.usda.gov/main/rs/forest-grasslandhealth/insects-diseases>).

The Inyo and Mono Counties Agricultural Commissioner's Office (IMCAC) is responsible for the control and eradication of noxious weeds which threaten local and state agricultural economies, native plants and wildlife (including threatened and endangered species), air and water quality, and property values. Decreased biodiversity and weakened native plant communities, poor forage and habitat conditions for wildlife, threats to water quality and supply, increased dust events, changes in fire regimes, and threats to recreation including access and aesthetics are just some of the direct impacts of invasive species.

Over 83,000 acres in Inyo and Mono counties were surveyed for invasive weed populations in 2008, and 24,000 acres were surveyed in Mono County in 2013-2014, including the areas most heavily subjected to human disturbance. Cheat grass (*Bromus tectorum*) is currently one of the most widespread invasive weeds, is highly adapted to disturbance events, and increases the average fire frequency in sagebrush vegetation. Other, typically agricultural, non-native plants have now appeared in partially urbanized areas and along the US 395 corridor, from where they can potentially invade remaining native habitats including wetlands, riparian corridors, and sagebrush scrub.

4.4.2.2 Biological Resources in Areas Surveyed for the Mono County RTP/General Plan Update

Working in close concert with local RPACs, the County Planning Department has completed Area Plans for most of the unincorporated communities in Mono County. All of these Plans anticipate population growth and some foresee increases in recreational facilities and tourist visits, which over time will have the potential to cause significant adverse impacts on biological resources. The various Area Plans all seek to minimize these unavoidable impacts through preservation and protection measures. The analysis detailed in §4.5.4 updates previously identified impacts of population growth and increased recreational usage, and adds issues that were identified in a recent biological assessment of current resource conditions (Paulus, 2015). Based upon this information it is possible to address specific impacts to sensitive species and habitats, ecosystem function, and overall landscape integrity that may be associated with implementation of the 2015 Mono County RTP/General Plan Update.

The current assessment of biological resources in Mono County, and the potential impacts upon these resources as a whole, is drawn from detailed assessments of all private, developable lands in 16 unincorporated Mono County communities (Table 4.4-1), totaling 11,718 mapped acres. Resources present at roads, facilities, and other human developments that define the 'area of influence' of these populations were also included. Within each town, the unit of mapping applied is the plant community as currently defined and classified by CDFW. This study thereby attained sufficient depth to infer specific potential impacts upon the County's aesthetically important and biologically diverse resources within the study areas, including potential impacts to occurring sensitive habitats and plant communities, and to each sensitive plant and wildlife species that has some potential to occur. Figure 4.4-2 shows the areas that were surveyed for the 2015 General Plan Update.

Biological Study Area Overview

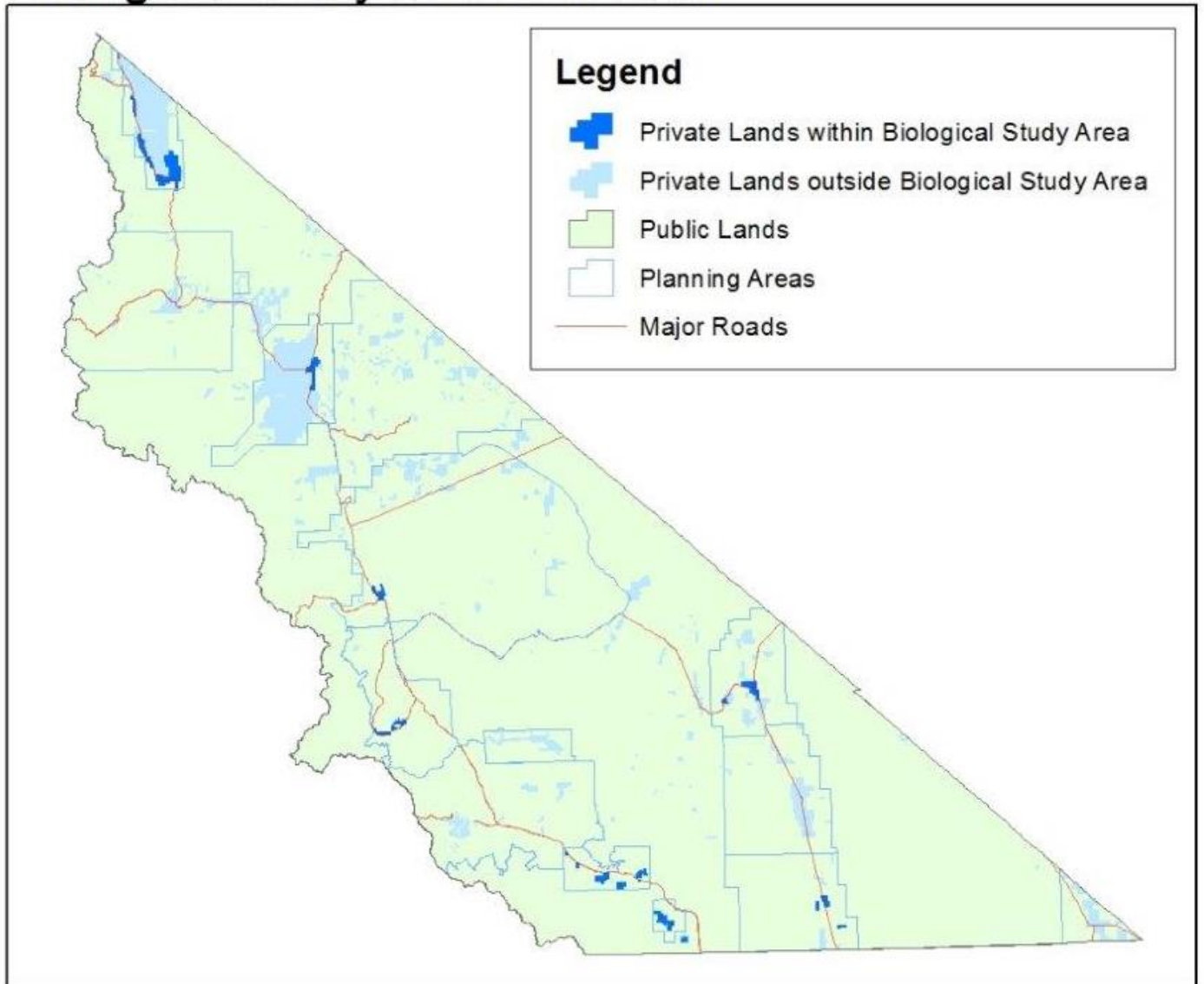


FIGURE 4.4-2: Biological Survey and Study Area

Detailed methods used in completion of the biological assessment are given in that report (please see <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>). The level of survey intensity was not designed to meet CDFW floristic or faunal survey rigor standards for determining rare species presence or absence, but did allow for assignment of alliance names and determination of whether CDFW status as "Sensitive" would apply for the occurring vegetation type in each mapped polygon. At the scale of mapping that was employed, and due to occasional access restrictions (93% of mapped polygons were visited for data collection in 2013-2014), some unobserved transitions of alliances within a uniform-appearing plant community type may have been omitted from the map (estimated to be no more than 5% of vegetated polygons greater than 1.5 acres). Within the context of this potential error, it is possible to delimit and list the vegetation types now remaining in each community, and reasonably assign to each a discreet set of potentially occurring sensitive plant and animal species.

TABLE 4.4-1: Unincorporated Community Areas and Acreages Studied in 2013-2014

COMMUNITY	ACRES	COMMUNITY	ACRES
Chalfant Valley	802	McGee Creek	127
Benton	955	Long Valley	54
Benton Hot Springs	168	June Lake	852
Paradise	214	Lee Vining	642
Swall Meadows	1164	Bridgeport	1138
Tom’s Place	442	Walker	2869
Little Round Valley	385	Coleville	962
Crowley Lake	620	Topaz	324

4.4.2.3 Plant Communities and Habitats

The diversity of plant communities that now exist in the areas where most development is expected to occur is noteworthy. Each of the 16 unincorporated community areas that were recently inventoried has its own highly heterogeneous set of vegetation types, and each retains substantial portions of one or more of those types. The 2013-2014 inventory resulted in 2,174 distinct plant community type polygons, as classified at the level of the dominant vegetation alliances present. Of the 11,718 acres mapped, 75% were classified as supporting naturally occurring vegetation types (Table 4.4-2), ranging from highly disturbed (but retaining some native cover) to highly native in character. Important plant community types are described in greater detail in §4.4.2.5.

TABLE 4.4-2: Vegetated Acreage Present in Mono County Communities*

Community	Undeveloped Acres	Community	Undeveloped Acres
Chalfant Valley	442 (55%)	McGee Creek	97 (76%)
Benton	723 (76%)	Long Valley	38 (70%)
Benton Hot Springs	148 (88%)	June Lake	698 (82%)
Paradise	161 (75%)	Lee Vining	449 (70%)
Swall Meadows	1057 (91%)	Bridgeport	788 (69%)
Tom’s Place	387 (88%)	Walker	2175 (76%)
Little Round Valley	336 (87%)	Coleville	799 (83%)
Crowley Lake	438 (71%)	Topaz	231 (71%)

* Total acreage where vegetation cover was mapped and classified in each community.

Each of the 16 community areas now encompasses and also widely borders vegetation types ranging from the relatively mesic (wetland, riparian, aquatic) to xeric (upland scrub and forest) extremes of habitat wetness, and consequently each features a wide representation of regionally typical, common to rare floristic compositions, simple to complex plant community structures, and ecotonal variations. The habitats maintained by these plant communities often retain a high degree of “native character”, as for the most part the vegetation is dominated by native plant species, and there remains some connectivity to surrounding landscapes. The surrounding landscapes generally are open public lands administered by the USFS or BLM. In contrast to the appearance of the surrounding rural landscape, the various wet, dry, native, and non-native vegetation types occurring within Mono County’s unincorporated communities are typically arrayed in an intricate manner, providing fine-grained local habitat availability for the native flora and fauna, including sensitive species. For example, riparian plant community types account for 35% of all mapped polygons, but the average riparian

zone polygon size is only 1.5 acres, with most polygons (63%) having mapped areas of 1.0 acres or less and nearly all (99%) situated immediately adjacent to upland plant communities.

Ongoing habitat modifications associated with development have added seral alliances to the mix of plant communities. In unmodified environments, seral alliances would function to facilitate the recovery of native plant cover and provide other values for local wildlife following disturbance. The flush of new growth following wildfire in Mono County's shrublands, for example, makes these habitat patches highly productive resources for wildlife as the shrub canopy recovers. Invariably, occurrences of seral alliances in Mono County's unincorporated communities also reflect negative development-related modifications such as non-native plant introductions. Some of these non-native plants have furthermore widely invaded into even relatively undisturbed vegetation. In the all too common extreme, seral plant communities are now completely dominated by introduced plant species, while adjacent undisturbed areas are becoming weedy due to invasive plant species, causing all these areas to lose habitat values for native plants and wildlife. Catastrophic, naturally occurring disturbances such as wildfire and flooding have led to additional large-scale, presumably transitory plant community variation in Benton Hot Springs, Paradise, Lee Vining, Walker, Coleville, and Topaz. But there are indications that potentially permanent vegetation type conversions to weedy "ruderal" status may be in effect in portions of Bridgeport, Walker, Coleville, and Topaz (areas classified as Non-Native Grassland, 63 acres total), where revegetation (mainly following wildfire) now appears to be arrested at an earliest seral cover of sparse to dense weeds such as cheatgrass (*Bromus tectorum*) and tumble mustard (*Sisymbrium* spp.).

Local plant community diversity has become permanently decreased only where large terrain blocks have been converted to impervious surfaces or agricultural yards and fields. Permanent conversion from vegetated habitat to uses such as impervious surfaces (roads, buildings, and other facilities, 2,408 acres total), agricultural crops (388 acres), fenced pastures and irrigated meadows (198 acres), and reservoir lakebed (35 acres) is largely centralized in some communities (Benton Hot Springs, Paradise, Lee Vining, and Topaz). Others also have large areas where development has been more diffuse (especially Swall Meadows, Bridgeport, and Walker). Native plants and animals may be significantly impacted in the course of development even if large habitat blocks are not converted by the individual projects, due to habitat fragmentation. Centralized development is associated with overall less fragmentation of occurring plant communities; this pattern causes the creation of fewer isolating barriers that function to exclude colonization or use by plants and animals of otherwise available habitat. Avoiding plant community fragmentation in upland habitats would be particularly important for maintaining sensitive wildlife such as Bi-State greater sage grouse and mule deer, which require relatively large, uninterrupted expanses of sagebrush scrub. Avoiding new interruptions to the smaller riparian scrub, riparian forest, and adjacent meadow plant communities would benefit larger animals that need daily surface water, cover and food resources. Avoiding new fragmentation just as surely would be crucial to population maintenance for the less mobile sensitive wildlife that potentially occur, including mollusk, fish, amphibian, reptilian, and small mammalian species of aquatic and riparian habitats. As diffuse development incrementally expands and increases in density, impacts that cumulatively fragment plant community connectivity and access can best be minimized if new development-related ecological barriers are diligently identified and alternatives are sought on a project-level basis.

The degree of riparian plant community alteration is now often high at areas of settlement and development within Mono County. Development can be expected to further adversely impact the integrity of riparian plant communities (and some upland types as well), both within the towns themselves and at the scale of the hydrological systems they intercept. Given the historical tendencies for settlement and development to occur near riparian systems, a general loss of native character and ecological function might be expected as the current condition in most community areas. In this situation, native riparian plant communities would persist only as fragments of their former extent, isolated from similar vegetation types upstream and downstream, and possibly not accessible for use even by upland species. While relic populations may persist in such isolated habitat pockets for some time, habitat connectivity is considered essential for long-term species viability. In practice, however, habitat connectivity occurs only rarely. Native riparian vegetation occurrences, even those situated in fine-grained habitat arrangements of unincorporated community areas, generally remain accessible (at least marginally connected to the surrounding landscape) for use by wildlife that are attracted to, are able to pass through regularly, or are adapted to the environment as modified by the human habitation. Lengthy, corridor-like arrangements of primarily native plant community polygons that were mapped in 2013-2014 – including those representing corridors of adjacent riparian types – are taken as evidence that viable and sometimes relatively unimpeded movement pathways for regular use by wildlife now remain in all towns where perennial aquatic features

occur. However, this persistent function may be lost locally due to even one poorly sited project. Given the small average size of the marsh, meadow, riparian scrub, and riparian forest occurrences mapped in these areas, even small projects that intersect, cross through, or abut the riparian zone will have the potential to substantially impact individual occurrences of riparian vegetation. Like a chain that becomes useless if only one link is broken, new ecological barriers – generally, vegetation conversions or any constructs that are linear or functionally bisect any riparian plant community occurrence – will have some potential to cause significant indirect impact to species that depend upon overall connectivity within the hydrologic system.

As a rule, plant communities in developing areas are not completely analogous to their counterparts in the relatively undisturbed surrounding landscape. Growth has altered and will continue to alter the species composition, the habitat structure that is provided, and the benefits that can be derived from the presence of vegetation that has a high degree of native character. Unfortunately, these changes to the localized habitats of towns, roads, and outlying facilities can result in significant impacts upon biological resources at a regional scale. Common private property alterations that could cumulatively impact biological resources as well as the quality of the environment for humans include reduction of native cover (thinning), especially in the shrub canopy and in ecotonal areas, prominent invasions of non-native plant species, and modifications of the plant community structure in ways that can affect predator-prey interactions. Firebreak thinning and removal of hazardous fuel vegetation necessarily must result in loss of wildlife habitat, for example dead trees that are potentially used by cavity-nesters, or dense, uninterrupted shrublands that are potentially used by Bi-State greater sage grouse. Further loss of naturally occurring, protective levels of native shrub cover in Black Greasewood Scrub and other slow-growing shrubland types is associated with increased lofting of fugitive dust in Chalfant Valley and Benton. In Mono County's upland environments, non-native species that have proven to be highly invasive are plants that have lower utility to native species and also degrade the aesthetic appeal of the viewscape. Furthermore, cheatgrass and other densely growing ("weedy") non-native annuals increase the risk of unusually intense, destructive wildfire. The habitat is modified more insidiously as housing incrementally expands. Erecting tall structures in otherwise treeless plant communities can give predatory advantage to raptors and owls. Domestic pets participate in the local food web to varying extents as predators. Careless handling of trash and other deliberate and accidental wildlife feeding contribute to the overall carrying capacity of town habitats for adapted predators such as ravens and coyotes. Some predators – the most notable example being ravens, which were once considered relatively uncommon in Mono County – have greatly benefitted from subsidies in towns, along roads, and at facilities such as the landfill, and have increased their local populations. The presumably increasing effects that human communities will have on the predator-prey balance of the region presumably would have significant negative consequences for potentially sensitive prey species such as pygmy rabbit, Mt. Lyell shrew, amphibians, and birds.

4.4.2.4 Non-Native Plant Species

A total of 59 non-native plant species were detected within the 16 areas inventoried in 2013-14. Each species was recorded as "prominent" in one or more plant community types. On average, 15 non-native, weedy species were found in each unincorporated community. None are free of noxious weeds (Table 4.4-3). At a finer scale, none of the plant community types present in Mono County appears to be immune to invasion by introduced plant species, but specific occurrences of these types (< 5% of mapped polygons) do remain completely weed-free at this time. Very few non-native populations appear to be restricted entirely to single points of recent or frequent disturbance. Their abundance at ruderal settings is often great, and spread is clearly an ongoing process for most. Red brome, cheatgrass, tansy mustard, red-stem filaree, Russian thistle, tumble mustard, and to a lesser degree crested wheatgrass, horned smotherweed, summer cypress, clasping peppergrass, and cheese weed, are highly invasive species that also now occur widely in upland scrub and forest of the surrounding public lands. Cheatgrass alone has colonized tens of thousands of acres in Mono County. It has become pervasive along the length of the US 395 transportation corridor, and at wildfire scars.

The invasive annuals cheatgrass, tumble mustard, and Russian thistle have become the most widespread problem weeds in Mono County. Cheatgrass and tumble mustard readily attain densities that cause the risk of wildfire to be significantly increased. They can adversely shorten the fire return interval in scrub types such as Blackbrush Scrub and Big Sagebrush Scrub, and in some cases thwart the normal recovery to beneficial native plant cover. Like other weedy species of more limited contexts, cheatgrass, tumble mustard and Russian thistle widely fill pioneer niches that are available at any given time in town areas.

TABLE 4.4-3: Total number of non-native plant species observed in each unincorporated community in 2013-2014, with the presence/absence of a few particularly invasive species and the number of invasive non-native tree species noted

UNINCORPORATED COMMUNITY	Non-Native Species	cheatgrass	tumble mustard	Russian thistle	Kentucky bluegrass	Invasive tree species
Chalfant Valley	4			X		3
Benton	8			X		3
Benton Hot Springs	9	X		X		3
Paradise	6	X		X		2
Swall Meadows	11	X	X	X	X	1
Tom's Place	8	X	X	X	X	1
Little Round Valley	13	X	X	X	X	1
Crowley Lake	24	X	X	X	X	1
McGee Creek	12	X	X	X	X	0
Long Valley	12	X	X	X	X	1
June Lake	29	X	X	X	X	1
Lee Vining	13	X	X	X	X	1
Bridgeport	26	X	X	X	X	2
Walker	22	X	X	X	X	3
Coleville	25	X	X	X	X	2
Topaz	24	X	X	X	X	4

One or more of these three species are to be expected as first colonizers in every disturbed upland setting created by new development. All may quickly spread into relatively undisturbed stands of Big Sagebrush Scrub, Great Basin Mixed Scrub, Black Greasewood Scrub, Rubber Rabbitbrush Scrub, Mountain Mahogany Scrub, Pinyon-Juniper Woodland, and Jeffrey Pine Forest, or into drying soils of irrigated and riparian settings – if not already present there. In summary, cheatgrass, tumble mustard, and Russian thistle are now naturalized in and near Mono County’s unincorporated communities, to the extent that their eradication has likely become impractical. Because proven controls (such as timed grazing and pre-emergent herbicides) are not feasible in the local communities, these areas will continue to be propagule sources for public lands of the local landscape, perhaps undermining controls that are attempted there. Pressing needs such as fire fuel reduction now provide a more appropriate basis for requiring project-related weed control, at least for these naturalized species. Eradication efforts targeting species of limited distributions, and enacting the project-specific requirement that no new species introductions result from disturbance (based upon a pre-project plant species inventory), would be more cost-effective as strategies to draw a limit on the adverse effects of non-native plants.

Many of the occurring non-native species, including all of the invasive tree species, are facultatively or obligately adapted to the area’s wetland meadow and riparian habitat conditions (Table 4.4-4). These species have invaded to varying degrees into otherwise native wetland and riparian plant communities that persist within each town except Benton. Cheatgrass, horned smotherweed, sweetclover, Kentucky bluegrass, black locust, salt-cedar, Russian thistle, tumble mustard, Siberian elm, and to a lesser degree smooth brome, Canadian thistle, Bermuda grass, prickly lettuce, Timothy grass, common plantain, curly dock, yellow salsify and woolly mullein, are present in some combination at all occurrences of wetland and riparian plant community types. Cheatgrass, Kentucky bluegrass, Timothy grass, curly dock, yellow salsify, white clover, tamarisk, and black locust have also established widespread populations in relatively undisturbed wetland meadows and riparian scrub and forest vegetation of the surrounding public lands and City of Los Angeles-owned lands. Invasive trees are now present (and sometimes pervasive) at the lower elevation communities Chalfant Valley, Benton Hot Springs, Paradise, Swall Meadows, Walker, Coleville, and Topaz, and are also present in the recovering riparian vegetation at Lee Vining.

Some widely occurring non-native species have been deliberately introduced into otherwise native meadow environments in order to provide pasturage. These species are also prominent in meadow-like habitats maintained by irrigation. Within the County’s unincorporated community areas, strong populations of white clover, along with Kentucky bluegrass, common timothy, smooth brome, intermediate wheatgrass, and other perennial grasses, are always present in some combination at occurrences of Wet Montane Meadow, Dry Montane Meadow, Creeping Wildrye Meadow, and Dry Alkaline Meadow. These historically planted perennial species will tend to persist and even co-dominate in naturally occurring meadows. But in the absence of irrigation, all would quickly disappear from the created meadow settings they now dominate. Within substantial areas of Crowley Lake, Bridgeport, Walker, Coleville, and Topaz, native saltgrass (*Distichlis spicata*) or creeping wildrye (*Elymus triticoides*) co-dominate in irrigated pastures; as these species are apparently well-adapted to livestock trampling and grazing. Any bordering meadows that naturally occur due to wetlands hydrology, including plant communities that would be considered Sensitive by CDFW, are therefore difficult to distinguish based on dominant plant species alone. Research in Bridgeport has documented the development of meadow-like ecological function also in long-irrigated pastures, further blurring the distinction. But not all invasive species have spread so widely. In contrast to species successfully introduced for pasturage, and the more pervasive upland annual weeds discussed above, many non-native species are locally represented only by populations that are relatively small and confined. These populations, especially when the species is perennial, are generally not naturalized to the extent that all hope for checking their spread is lost; conventional precautions that discourage spread, and implementing eradication as the standard for mitigation, will help to minimize the anticipated impacts of additional native plant population and habitat displacement caused by the currently increasing cast of non-native invaders.

TABLE 4.4-4: Non-native Plant Species that have Established some Prominence within one or more Mono County Town Areas

species	common name	habit ¹	wetland status ²	control
<i>Agrostis gigantea</i>	giant red-top grass	PG	fac. wetland (FACW)	C
<i>Agropyron cristatum</i>	crested wheatgrass	PG		E
<i>Artemisia biennis</i>	biennial sagewort	AH	fac. wetland (FACW)	E
<i>Atriplex micrantha</i>	Russian orache	AH		E
<i>Atriplex rosea</i>	tumbling orache	AH	fac. upland	E
<i>Bassia hyssopifolia</i>	horned smotherweed	AH	fac. wetland (FACW)	E – high
<i>Brachypodium distachyon</i>	purple false brome	AG		E
<i>Bromus inermis</i>	smooth brome	PG	fac. wetland (FAC)	C
<i>Bromus madritensis ssp. rubens</i>	red brome	AG	fac. upland	C
<i>Bromus tectorum</i>	cheatgrass	AG		C
<i>Centaurea stoebe ssp. micranthos</i> †	spotted knapweed	PH		E - high
<i>Chenopodium album</i>	white goosefoot	AH	fac. upland	C
<i>Cirsium arvense</i> †	Canadian thistle	PH	fac. wetland (FAC)	E
<i>Conrigia orientalis</i>	hare’s ear	AH		E
<i>Cynodon dactylon</i>	Bermuda grass	PG	fac. upland	E – high
<i>Dactylis glomerata</i>	orchard grass	PG	fac. upland	E
<i>Descurainia sophia</i>	tansy mustard	AH		C
<i>Elaeagnus angustifolia</i>	Russian olive	T	fac. wetland (FAC)	E - high
<i>Elymus hispidus</i>	intermediate wheatgrass	PG		C
<i>Elymus repens</i> †	quack grass	PG	fac. wetland (FAC)	E
<i>Erodium cicutarium</i>	red-stem filaree	AH		C
<i>Halogeton glomeratus</i> †	common halogeton	PH		E – high
<i>Holcus lanatus</i>	woolly velvet grass	PG	fac. wetland (FAC)	E
<i>Kochia scoparia</i>	summer cypress	AH		E – high
<i>Lactuca serriola</i>	prickly lettuce	AH	fac. upland	C

<i>Lepidium appelianum</i>	globetop hoary cress	AH		E
<i>Lepidium chalapense</i> †	lens-pod hoary grass	PH	fac. upland	E
<i>Lepidium perfoliatum</i>	clasping peppergrass	AH	fac. upland	C
<i>Leucanthemum vulgare</i>	oxeye daisy	PH	facultative upland	E
<i>Malva parviflora</i>	cheese weed	AH		C
<i>Marrubium vulgare</i>	common horehound	PH	fac. upland	E
<i>Medicago sativa</i>	alfalfa	PH		E – high
<i>Melilotus albus</i>	white sweetclover	AH		C
<i>Melilotus officinalis</i>	yellow sweetclover	AH	fac. upland	C
<i>Mentha spicata</i>	common spearmint	PH	obligate wetland	E
<i>Nymphaea sp.</i>	waterlily	PH	obligate wetland	E
<i>Phleum pratense</i>	common Timothy grass	PG	fac. wetland (FAC)	C
<i>Plantago major</i>	common plantain	PH	fac. wetland (FAC)	C
<i>Poa palustris</i>	fowl bluegrass	PG	fac. wetland (FAC)	C
<i>Poa pratensis</i>	Kentucky bluegrass	PH	fac. wetland (FAC)	C
<i>Polygonum argyrocoleon</i>	Persian knotweed	AH		E
<i>Polygonum aviculare</i>	prostrate knotweed	AH	fac. wetland (FAC)	C
<i>Populus alba</i>	white poplar	T		E – high
<i>Robinia pseudoacacia</i>	common black locust	T	fac. upland	E – high
<i>Rumex crispus</i>	curly dock	PH	fac. wetland (FAC)	C
<i>Salsola tragus</i>	Russian thistle	AH	fac. upland	C
<i>Saponaria officinalis</i>	bouncing bet soapwort	PH	fac. upland	E – high
<i>Sisymbrium altissimum</i>	tumble mustard	AH	fac. upland	C
<i>Sisymbrium irio</i>	London rocket	AH		C
<i>Tamarix parviflora</i> †	common salt-cedar	T	fac. wetland (FACW)	E – high
<i>Taraxacum officinale</i>	common dandelion	PH	fac. upland	C
<i>Thlaspi arvense</i>	field pennycress	AH		C
<i>Torreyochloa erecta</i>	false manna grass	PG	obligate wetland	E
<i>Tragopogon dubius</i>	yellow salsify	PH		C
<i>Tribulus terrestris</i> †	common puncture vine	AH		C
<i>Trifolium repens</i>	common white clover	PH	fac. wetland (FAC)	C
<i>Ulmus pumila</i>	Siberian elm	T		E – high
<i>Verbascum thapsus</i>	woolly mullein	BH	fac. upland	C
<i>Vinca major</i>	periwinkle	PH		E – high

NOTE: Common names are assigned to each species (other common names may be used locally). † = species considered to be “noxious weeds” as defined in California Food and Agriculture Code Section 5004. (CDFA, 2010). Wetland indicator status is taken from USACE (2012). Key to habit and wetland status codes is given below. Control priority “high” is noted, and each species is categorized to be targeted as “eradicate” (E, requiring 0% presence after controls applied) or “control” (C, requiring reduced abundance after controls applied).

1. Key to growth habit codes: A-annual; G-grass; H-herb; P-perennial; S-Shrub; T-Tree.

2. Key to wetland status (USACE, 2012):

obligate wetland (OBL) - almost always (>99% probability) occurs in wetlands,

facultative wetland (FACW) - usually (66-99% probability) occurs in wetlands,

facultative (FAC) - equally likely to occur in wetlands or non-wetlands (34-66% probability of occurrence in wetlands),

facultative upland (FACU) - usually occurs in uplands, but occasionally (1-33% probability) occurs in wetlands.

Non-native trees are often chosen for landscaping use in windbreak and shadetree positions within Mono County’s unincorporated communities. Most of these species are not prone to horticultural escape into the surrounding environment. However, the more highly adapted non-native trees Siberian elm, black locust, white poplar, Russian olive, and salt-cedar are widely invading Great Basin Riparian Forest, Willow Riparian Scrub, Water Birch Riparian Scrub, Creeping Wildrye Meadow, Dry Alkaline Meadow, and Dry Montane Meadow. Given these trees’ potentially substantial water use, and their general incompatibility with native plants and impalatability to wildlife and insects, their competitive advantage and rapid growth to relatively great stature poses a risk of vegetation type conversion in all mesic habitats adjacent to housing in every unincorporated community of Mono County. At present, tree abundances within any typical property are relatively low, even for tamarisk, and distributions are often patchy rather than pervasive. These species and other perennials of limited distributions (also some annuals – see Table 4.4-4) are logical high-priority targets for eradication as part of mitigation-based enhancement projects in riparian forest, scrub, and meadow plant communities. To meet project-by-project prescriptive goals for eradication, potentially expensive post-control monitoring and reporting (with remediation if necessary) is unfortunately the only way to assure that success criteria are met, and that some reversal of the widespread and likely accelerating trend of new species introductions is being achieved.

4.4.2.5 Sensitive Plant Communities and Species

Sensitive vegetation types as currently recognized by CDFW are present in every unincorporated community, and sometimes are relatively prominent in the landscape. CNDDDB records and literature search results indicate that the sensitive plant communities Water Birch Riparian Scrub and Mono Pumice Flats occur in or near Mono County’s towns. The plant community inventory completed within all privately owned lands in these towns found no occurrences of Mono Pumice Flats. Water Birch Riparian Scrub is present as three distinct alliances; one or more of these alliances were mapped within the extents of Paradise, Swall Meadows, Tom’s Place, Crowley Lake, and McGee Creek, totaling 34 separate occurrences. Overall, the inventory documented 18 plant community types where alliances recognized as sensitive occur (Table 4.4-5), totalling 85 distinct sensitive alliance types that cover 1870 acres (22%) of privately owned lands in these 16 towns. The distribution of these acres, expressed as a percent of available, vegetated (undeveloped) acres, ranges from low values of 6% in Benton Hot Springs, Walker, and Topaz, to values greater than 40% in Tom’s Place, Crowley Lake, McGee Creek, Long Valley, and Lee Vining. Tom’s Place, which has to date accumulated only 55 acres of devegetated and developed lands, harbors 304 acres (79% of remaining acres) that are classified as sensitive plant communities.

Naturally occurring riparian zone and wetland vegetation types account for 30% of all sensitive plant community acres mapped in 2013-2014. Another 4% are desert sink habitats that support a prevalence of wetland-adapted species in Chalfant Valley, Benton and Bridgeport, and long-irrigated meadows supporting a prevalence of native wetland-adapted species in Bridgeport, Coleville, and Topaz comprise another 6%. The remaining 60% of all mapped sensitive plant community extents occur in upland habitats, primarily (87%) where bitterbrush (*Purshia tridentata*) is dominant in the shrub canopy. Within wetland and riparian areas, sensitive plant community avoidance and mitigation is likely to be enforced by existing CDFW code, according to their ‘no net loss’ policy. When such actions are effective, habitat connectivity and beneficial functions imparted by native riparian vegetation, such as streambed stabilization attenuation of flooding, and habitat provision for diverse species of plants and animals that require shade, structure, and concealment, are also conserved. Preservation or enhancement of sensitive upland vegetation in substantial areas of Paradise, Swall Meadows, Tom’s Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, Lee Vining, and Walker, however, will only occur through private initiative or following recognition of their sensitive status by the County.

TABLE 4.4-5: Sensitive and Regionally Common Vegetation Types Observed in 16 Unincorporated Mono County Communities, 2013-2014

Plant Community	Acres Mapped (all towns)	Where Present	Number of Alliances	Sensitive Alliances (% of all acres)
Jeffrey Pine Forest	322	Swall Meadows, Tom’s Place, Little Round Valley, June Lake	10 alliances, 1 Sensitive	54%

TABLE 4.4-5: Sensitive and Regionally Common Vegetation Types Observed in 16 Unincorporated Mono County Communities, 2013-2014				
Plant Community	Acres Mapped (all towns)	Where Present	Number of Alliances	Sensitive Alliances (% of all acres)
Lodgepole Pine Forest	20	June Lake only	4 alliances, none Sensitive	-
Aspen Forest	54	Little Round Valley, Crowley Lake, McGee Creek, June Lake, Lee Vining	7 alliances, all are Sensitive	100%
Sierran White Fir Forest	65	June Lake only	2 alliances, none Sensitive	-
Great Basin Riparian Forest	115	Benton Hot Springs, Tom's Place, Crowley Lake, McGee Creek, Long Valley, Walker, Coleville, Topaz	17 alliances, all are Sensitive	100%
Lodgepole Pine Riparian Forest	47	June Lake only	4 alliances, 1 Sensitive	19% (all in June Lake)
Aspen Riparian Forest	93	Little Round Valley, Crowley Lake, McGee Creek, June Lake, Lee Vining	9 alliances, all are Sensitive	100%
Willow Riparian Scrub	383	all except Benton Hot Springs and Paradise	33 alliances, 5 Sensitive	4%
Wild Rose Riparian Scrub	6	Chalfant Valley, Little Round Valley, Coleville	6 alliances, all are Sensitive	100%
Water Birch Riparian Scrub	80	Paradise, Swall Meadows, Tom's Place, Crowley Lake, McGee Creek	4 alliances, all are Sensitive	100%
Black Locust Riparian Woodland	3	Paradise only	1 alliance, none Sensitive	-
Great Basin Juniper Woodland	31	June Lake only	3 alliances, none Sensitive	-
Pinyon-Juniper Woodland	1047	Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, Bridgeport, Walker, Coleville, Topaz	11 alliances, none Sensitive	-
Mountain Mahogany Scrub	171	Tom's Place, Little Round Valley, Crowley Lake, June Lake, Lee Vining	4 alliances, none Sensitive	-
Mixed Montane Chaparral	165	Swall Meadows, Lee Vining	2 alliances, none Sensitive	-
Big Sagebrush Scrub	3483	all except Benton Hot Springs	30 alliances, none Sensitive	-
Great Basin Mixed Scrub	1143	Chalfant Valley, Benton Hot Springs, Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, Lee Vining, Walker, Topaz	18 alliances, 12 Sensitive	68%
Rubber Rabbitbrush Scrub	392	Chalfant Valley, Benton, Benton Hot Springs, Paradise, Swall Meadows, Tom's Place, Crowley Lake, Bridgeport, Walker, Topaz	10 alliances, none Sensitive	-
High Desert Blackbrush Scrub	141	Paradise only	5 alliances, 1 Sensitive	4% (all in Paradise)

TABLE 4.4-5: Sensitive and Regionally Common Vegetation Types Observed in 16 Unincorporated Mono County Communities, 2013-2014				
Plant Community	Acres Mapped (all towns)	Where Present	Number of Alliances	Sensitive Alliances (% of all acres)
Desert Saltbush Scrub	16	Chalfant Valley, Benton	2 alliances, none Sensitive	-
Shadscale Scrub	66	Chalfant Valley only	2 alliances, none Sensitive	-
Black Greasewood Scrub	355	Chalfant Valley, Benton, Bridgeport	6 alliances, 4 Sensitive	63%
Silver Sagebrush Scrub	4	Little Round Valley only	1 alliance, 1 Sensitive	100%
Transmontane Alkaline Marsh	< 1	Chalfant Valley, Walker	2 alliances, 1 Sensitive	50% (Chalfant Valley)
Transmontane Freshwater Marsh	5	Benton Hot Springs only	1 alliance, none Sensitive	-
Montane Freshwater Marsh	36	Crowley Lake, McGee Creek, June Lake, Bridgeport	6 alliances, 1 Sensitive	6% (McGee Creek)
Wet Montane Meadow	64	Swall Meadows, Little Round Valley, Crowley Lake, Long Valley, June Lake, Bridgeport, Topaz	12 alliances, 1 Sensitive	4% (all in June Lake)
Wet Alkaline Meadow	5	Bridgeport only	1 alliance, none Sensitive	-
Creeping Wildrye Meadow	225	Benton Hot Springs, Swall Meadows, Little Round Valley, June Lake, Bridgeport, Walker, Coleville, Topaz	11 alliances, all are Sensitive	100%
Dry Montane Meadow	196	Swall Meadows, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, Coleville	10 alliances, 2 are Sensitive	41%
Dry Alkaline Meadow	90	Benton Hot Springs, Bridgeport	7 alliances, none Sensitive	-
Alkali Sacaton Grassland	3	Chalfant Valley, Benton Hot Springs	1 alliance, 1 Sensitive	100%
Non-Native Grassland	71	Bridgeport, Walker, Coleville, Topaz	3 alliances, none Sensitive	-

Where it is abundant and healthy in the shrub canopy, bitterbrush provides cover and browse for mule deer. Within landscape positions of migratory movements and overwintering, the presence of bitterbrush browse becomes critical (i.e., potentially limiting) to mule deer health and reproduction at the population level of the local herd. Bitterbrush-dominated stands of Great Basin Mixed Scrub and Jeffrey Pine Forest that intersect private lands between Paradise and Lee Vining may be considered critical to mule deer population maintenance (Round Valley Herd, Casa Diablo Herd) due to their well-documented, seasonal tradition of use extending to near-town habitats and even stand fragments that remain between houses. Further loss of carrying capacity for mule deer due to unavoidable devegetation, and to related cumulative stand fragmentation in critical browse areas, may be offset by mitigatory enhancement of existing stands – if these efforts occur in these same areas of high habitat value. The current extents of sensitive plant communities and the habitat values they provide can be locally maintained (i.e., “no net loss”) if revegetation prescriptions and larger range enhancement efforts are biased towards establishing and enhancing bitterbrush dominance.

Based upon the plant community types and habitats identified during the recent inventory, and a review of CNDDDB and local project-related literature, a total of 78 sensitive plant species, 3 sensitive bryophytes, and one sensitive lichen have some potential to occur within the areas where the bulk of future development is planned. Sensitive plant populations are in several cases known (currently or historically) from within these private properties, and some are known on immediately adjacent BLM, USFS, or LADWP-administered lands. Most are documented as occurring regionally rather than nearby, but these species may be present in town areas because they are regarded as adapted to one or more of the diverse physical environments that are available. Under the state ESA, the potentially occurring plant species Long Valley milkvetch, Mono milkvetch, and July gold are listed as Rare, and Owens Valley checkerbloom is listed as Endangered. None are listed or currently considered Candidates under the federal ESA. The local BLM (Bishop office) and USFS (Inyo National Forest) list 23 of these species as regionally sensitive, and CNPS includes all on their list of rare plants in California (Table 4.4-6).

TABLE 4.4-6: Summary Status for Sensitive Bryophyte, Lichen, and Vascular Plant Species that Potentially Occur in the Habitats Mapped at 16 Unincorporated Mono County Communities

Species	CNPS	Agencies	ESA	Habit
Peltigeraceae				
<i>Peltigera gowardii</i>	-	USFS = S		lichen
Bruchiaceae				
<i>Bruchia bolanderi</i>	2B	INF = S		moss
Orthotrichaceae				
<i>Orthotrichum shevockii</i>	1B	BLM = S		crust
Thuidiaceae				
<i>Helodium blandowii</i>	2B	INF = S		moss
Ophioglossaceae				
<i>Botrychium ascendens</i>	2B	INF = S		PH
<i>Botrychium crenulatum</i>	2B	INF = S		PH
<i>Botrychium lunaria</i>	2B	INF = S		PH
Apiaceae				
<i>Cymopterus globosus</i>	2B			PH
Asteraceae				
<i>Chaetadelpa wheeleri</i>	2B			PH
<i>Crepis runcinata</i> ssp. <i>hallii</i>	2B			PH
<i>Ericameria albida</i>	4			S
<i>Hulsea vestita</i> ssp. <i>inyoensis</i>	2B			PH
<i>Hymenopappus filifolius</i> var. <i>nanus</i>	2B			PH
<i>Sphaeromeria potentilloides</i> var. <i>nitrophila</i>	2B			PH
<i>Tetradymia tetrameres</i>	2B			S
Boraginaceae				
<i>Cryptantha fendleri</i>	2B			AH
<i>Mertensia oblongifolia</i> var. <i>oblongifolia</i>	2B			PH
<i>Phacelia gymnoclada</i>	2B			AH
<i>Phacelia inyoensis</i>	1B	BLM, USFS = S		AH
<i>Phacelia monoensis</i>	1B	BLM, USFS = S		AH
<i>Plagiobothrys parishii</i>	1B	USFS = S		AH
Brassicaceae				
<i>Boechera bodiensis</i>	1B	BLM, USFS = S		PH
<i>Boechera cobrensis</i>	2B			PH
<i>Boechera dispar</i>	2B			PH
<i>Boechera tularensis</i>	1B	USFS = S		PH

<i>Cusickiella quadricostata</i>	Bodie Hills cusickiella	1B	BLM = S		PH
<i>Draba praealta</i>	tall draba	2B			PH
<i>Streptanthus oliganthus</i>	Masonic Mtn. jewelflower	1B	BLM, USFS = S		PH
<i>Thelypodium integrifolium</i> ssp. <i>complanatum</i>	foxtail thelypodium	2B			PH
<i>Thelypodium milleflorum</i>	many-flowered thelypodium	2B			PH
Caryophyllaceae					
<i>Minuartia stricta</i>	bog sandwort	2B			PH
<i>Silene oregana</i>	Oregon campion	2B			PH
Chenopodiaceae					
<i>Atriplex argentea</i> var. <i>hillmanii</i>	Hillman's silverscale	2B			AH
<i>Atriplex pusilla</i>	smooth saltbush	2B			AH
<i>Micromonolepis pusilla</i>	dwarf monolepis	2B			AH
Fabaceae					
<i>Astragalus argophyllus</i> var. <i>argophyllus</i>	silver-leaved milkvetch	2B	BLM = S		PH
<i>Astragalus johannis-howellii</i>	Long Valley milkvetch	1B	BLM, USFS = S	SR	PH
<i>Astragalus lemmonii</i>	Lemmon's milkvetch	1B	BLM, USFS = S		PH
<i>Astragalus monoensis</i>	Mono milkvetch	1B	BLM, USFS = S	SR	PH
<i>Astragalus oophorus</i> var. <i>lavinii</i>	Lavin's milkvetch	1B	BLM = S		PH
<i>Astragalus platytropis</i>	broad-keeled milkvetch	2B			PH
<i>Astragalus serenoii</i> var. <i>shockleyi</i>	Shockley's milkvetch	2B			PH
<i>Lupinus duranii</i>	Mono Lake lupine	1B	BLM, USFS = S		PH
<i>Lupinus gracilentus</i>	slender lupine	1B			PH
<i>Lupinus magnificus</i> var. <i>hesperius</i>	McGee Meadows lupine	1B	BLM = S		PH
<i>Lupinus pusillus</i> var. <i>intermontanus</i>	intermontane lupine	2B			AH
Loasaceae					
<i>Mentzelia inyoensis</i>	Inyo blazing star	1B			PH
<i>Mentzelia torreyi</i>	Torrey's blazing star	2B			PH
Malvaceae					
<i>Sidalcea covillei</i>	Owens Valley checkerbloom	1B	BLM = S	SE	PH
<i>Sidalcea multifida</i>	cutleaf checkerbloom	2B			PH
Montiaceae					
<i>Calyptridium pygmaeum</i>	pygmy pussypaws	1B	USFS = S		AH
Onagraceae					
<i>Epilobium howellii</i>	subalpine fireweed	4			PH
<i>Eremothera boothii</i> ssp. <i>boothii</i>	Booth hairy evening primrose	2B			AH
<i>Eremothera boothii</i> ssp. <i>intermedia</i>	Booth evening primrose	2B			AH
Orobanchaceae					
<i>Orobanche ludoviciana</i> var. <i>arenosa</i>	Suksdorf's broom-rape	2B			PH
<i>Pedicularis crenulata</i>	scalloped-leaved lousewort	2B			PH
Parnassiaceae					
<i>Parnassia parviflora</i>	small-fl'd. grass of Parnassus	2B			PH
Polemoniaceae					
<i>Aliciella triodon</i>	coyote gilia	2B			AH
Polygalaceae					
<i>Polygala intermontana</i>	intermountain milkwort	2B			S
<i>Polygala subspinoso</i>	spiny milkwort	2B			PH
Polygonaceae					
<i>Dedeckera eurekaensis</i>	July gold	1B	BLM, USFS = S	SR	S
<i>Eriogonum shockleyi</i> var. <i>shockleyi</i>	Shockley's buckwheat	4			PH
<i>Eriogonum nutans</i> var. <i>nutans</i>	Dugway's wild buckwheat	2B			AH

Ranunculaceae				
<i>Ranunculus hydrocharoides</i>	frog's-bit buttercup	2B		PH
Rosaceae				
<i>Ivesia kingii</i> var. <i>kingii</i>	alkali ivesia	2B	BLM = S	PH
Sarcobataceae				
<i>Sarcobatus baileyi</i>	Bailey's greasewood	2B		S
Solanaceae				
<i>Oryctes nevadensis</i>	Nevada oryctes	2B		AH
Violaceae				
<i>Viola purpurea</i> ssp. <i>aurea</i>	golden violet	2B		PH
Alliaceae				
<i>Allium atrorubens</i> var. <i>atrorubens</i>	Great Basin onion	2B		PH
Cyperaceae				
<i>Carex petasata</i>	Liddon's sedge	2B		PH
<i>Carex scirpoidea</i> ssp. <i>pseudoscirpoidea</i>	western single-spiked sedge	2B		PH
<i>Carex vallicola</i>	western valley sedge	2B		PH
Juncaginaceae				
<i>Triglochin palustris</i>	marsh arrow-grass	2B		PH
Liliaceae				
<i>Calochortus excavatus</i>	Owens Valley star-tulip	1B	BLM, USFS = S	PH
Poaceae				
<i>Agrostis humilis</i>	mountain bentgrass	2B		PG
<i>Glyceria grandis</i>	American manna grass	2B		PG
<i>Spartina gracilis</i>	alkali cordgrass	4		PG
<i>Sphenopholis obtusata</i>	prairie wedge grass	2B		PG
<i>Stipa divaricata</i>	small-flowered ricegrass	2B		PG
Potamogetonaceae				
<i>Potamogeton robbinsii</i>	Robbins' pondweed	2B		PH
<i>Stuckenia filiformis</i> ssp. <i>alpina</i>	slender-leaved pondweed	2B		PH
Themidaceae				
<i>Muilla coronata</i>	crowned muilla	4		PH

S = Sensitive status as listed by local agencies. SR = State Rare, SE = State Endangered.

1. Rank or status, by agency:
 CNPS = California Native Plant Society listings (CNPS, 2014)
 1B = rare and endangered in California and elsewhere
 2B = rare, threatened or endangered in California, but more common elsewhere
 4 = plants of limited distribution in California – watchlist species.

2. Key to growth habit codes: A-annual; G-grass; H-herb; P-perennial; S-shrub

There are no sensitive tree species that could occur as self-sustaining populations in the available habitats. The majority of sensitive plant species, especially perennial herbs and shrubs, would presumably have greater potential to occur where relic or fairly intact habitats with mostly native vegetation remains. These opportunities persist widely in each of the unincorporated communities that were studied. Recognizably native vegetation that can be classified into known common or sensitive types is now present on an average 75% of these private acres (Table 4.4-2). The habitats are often disturbed and weedy, and have become particularly fragmented in upland and upland/riparian transitional areas, yet in each community it is commonplace to find relatively undisturbed patches (more rarely substantial blocks) of good habitat that could hold sensitive plant populations. In addition, sensitive annuals such as Booth's evening primrose may rapidly colonize newly disturbed habitats, which are abundant in community areas. Sensitive herbs such as Great Basin onion and crowned muilla may persist in otherwise devegetated habitats as bulbs, and even some perennial herbs such as the State Rare Mono milkvetch are known to colonize regularly disturbed situations including roadsides. Species that exhibit a relatively ephemeral, annual growth may be present only in the seed bank in some years. It is concluded that there exists some potential for sensitive plant population occurrence wherever conversion has not been complete.

Avoidance during construction, as well as predictions that a viable population will remain after disturbance, can be best assured by considering the results of properly conducted botanical surveys, for example using the most recent CDFW guidance (CDFW, 2009).

The degree and extent of impacts to existing Sensitive plant populations will in practice be determined on a project-by-project basis. Consistent with the RTP/General Plan project objective to facilitate tiering, the plant community polygons mapped in 2013-2014 may be used at the project level to identify the occurring habitat types, including the species that could potentially occur and the areas where they may occur. This information can be used to plan comprehensive floristic surveys at the appropriate time(s) of year, and at sufficient intensity to distinguish common from sensitive species, in order to avoid reductions in habitat or plant abundance that would lead to a loss of population viability.

4.4.2.5 Riparian Habitats

As highly productive plant assemblages in an otherwise arid and somewhat monotonous landscape, riparian and wetland resources within Mono County's unincorporated communities beneficially provide integral functions that include providing habitat for wetland-dependent plants and animals. Riverine, wetland, and other aquatic habitats support a relatively great diversity of plant species per unit area, including sensitive taxa. Wildlife including sensitive mollusk, fish, amphibian, and mammal species, also mule deer, and nesting raptors and migratory birds may currently use the available habitats, which are listed and discussed for each town in the full Biological Report (<http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>). In Swall Meadows, Crowley Lake, Long Valley, Bridgeport, Walker, Coleville, and Topaz, long-standing irrigation canals and ditches support a prevalence of native, wetlands-adapted poplars, willows, and roses that provide some of the best local examples of such habitats. Functionally, all intact riparian and wetland communities attenuate floods and trap sediments. The vegetation also facilitates biogeochemical transformations, and storage and release of limiting nutrients to downstream habitats. Where connection to the surrounding landscape is retained, the occurring alliance types generally appear to be in conditions sufficient to serve as repositories for rare biological resources. They may serve as sources for dispersal of sensitive species with scattered populations, such as wetland-obligate plants, springsnails, and meadow shrews. Avoidance of impacts that adversely affect riparian zone beneficial functions can best be accomplished by preserving the extents of riparian vegetation to the maximum extent possible. Avoiding and minimizing impacts to aquatic, wetland, and riparian resources will also, in the aggregate, enhance these functions' translation to opportunities for recreation, pasturage, and education.

Vegetation types that were identified within community riparian settings are regionally limited in extent; all are present only narrowly at surface waters over expansive areas of the Intermountain Floristic Zone, including the habitable areas of Mono County. Furthermore, historical settlement patterns here have been typical – near surface water. Habitation and recreational use thus have been and will continue to be focused within regionally uncommon to rare plant communities. Habitats that are maintained by these plant communities have historically been encroached upon by intense grazing and deliberate introductions of meadow grasses and other non-native species. Other routine practices that today cause potentially substantial disturbance include canopy thinning, removal of the shrub layer, and mowing or clearing of the herbaceous layer. Loss of riparian plant communities including sensitive types is unfortunately a state-wide trend. Remaining examples in Mono County's unincorporated community areas rarely bear a high degree of resemblance to nearby riparian zones on public lands in terms of plant community extent, composition, and structure. It is reasonable to assume that some former ecological functions have been lost also. Nevertheless, 59 of the 129 occurring alliances mapped in these areas, representing 44% (572 total acres) of the riparian Montane Freshwater Marsh, Transmontane Alkaline Marsh, Wet Montane Meadow, Creeping Wildrye Meadow, Dry Montane Meadow, Alkali Sacaton Meadow, Silver Sagebrush Scrub, Wild Rose Riparian Scrub, Willow Riparian Scrub, Water Birch Riparian Scrub, Aspen Riparian Forest, Lodgepole Pine Riparian Forest, and Great Basin Riparian Forest community extents, would be recognized as Sensitive by the State of California (CDFW, 2014).

The 2013-2014 resource assessment found that historical and ongoing disturbance has generally altered species assemblages, including most notably through introductions of locally adapted non-native herbs and trees, or has in some cases directly removed a substantial portion of the habitat, especially at the transitional areas between riparian and xeric portions of the landscape. Transitional areas have been often shown to support the most productive and diverse biological resources associated with native hydrological systems. But riparian corridors in the unincorporated community areas of Mono County areas usually do retain other important aspects of native character, including

relatively dense cover and native plant dominance. Importantly, the disturbance pattern has not been associated generally with a high degree of habitat fragmentation, or loss of connectivity that isolates or prevents the use of large blocks of habitat by a locally representative diversity of species. Mapping of riparian zones resulted in long, corridor-like, and connected polygons that imply integrity for wildlife habitation, movements, foraging, and dispersal. Unlike more highly populated areas of California, the degree of acreage loss and functional loss at streams that intersect Mono County town areas is generally slight at this time. In all, riparian plant communities (a total 1306 undeveloped acres were mapped) now comprise 15% of all acres in the 16 inventoried communities.

New development will likely require that additional water resources be drawn from surface streams and groundwater basins for human consumption in an already water-limited natural environment. The unavoidable, potentially adverse impacts of this upon riparian resources may be minimized if regulatory oversight is empowered to maintain the extents and ecological functions of vegetation that is maintained by surface streams and shallow groundwater. A policy of “no net loss” applied to maintaining the extents of wetland and riparian plant communities, and also preserving habitat connectivity as a priority, would go far towards maintaining the current level of function provided. Mitigatory enhancement of degraded (preferably on-site or adjacent) habitats may be an effective way to offset unavoidable, incremental encroachments for the purposes of land development. Given the current development pattern has most impacted transitional areas between riparian and upland habitats, a policy requiring buffering of the outermost extents of any riverine, wetland, or other aquatic, native vegetation type could also help to satisfy the County’s General Plan directive to protect the area’s most valuable natural resources.

4.5.2.6 Wildlife Resources

Sensitive wildlife species, as used in this analysis, meet the definitions of rare or endangered under §15380 of the CEQA Guidelines, are considered candidates for state or federal listing as threatened or endangered, or are listed by local agencies as locally rare. Sensitive wildlife species are known, or have some likelihood, to reside, pass or migrate through, forage, roost, den, breed, nest, or raise their young in habitats remaining at or created by development. Some wildlife may rely on habitats within communities for a critical stage of their lives, for example a long-lived bald eagle pair that nests in a large pine among existing developments in June Lake. Based upon a review of available information sources, 41 species with recognized special status have some potential to occur within the 16 Mono County town study areas (Table 4.4-6). Mule deer (*Odocoileus hemionus*) are also treated as sensitive in this analysis, due to their prominence as harvest species protected by CDFW code. Furthermore, it is likely that CDFW jurisdiction within riparian habitats will extend to seeking protection for nesting birds generally, as most nesting species in this region are protected by the Migratory Bird Treaty Act. This protection would apply during the period between the onset of breeding and fledging of the young, which is herein defined as March 1 through September 30 in Chalfant Valley, Benton, Benton Hot Springs, Paradise, Walker, Coleville and Topaz, or April 1 through August 31 in communities between Swall Meadows and Bridgeport.

The CDFW ranks sensitive wildlife according to Heritage Program standards that reflect the degree of imperilment the species faces within California. CDFW may additionally assign Species of Special Concern status for declining species that are considered to be in greatest need of conservation (Table 4.4-6). Owens tui chub, Sierra Nevada yellow-legged frog, and willow flycatcher (*E. t. ssp. extimus*) are listed under the federal ESA as Endangered. Greater sage grouse (Bi-State DPS) was proposed under the federal ESA to be listed as Threatened, and the proposal was withdrawn in 2015. Owens tui chub, willow flycatcher (all ssp.), and bald eagle are listed under the State of California’s ESA as Endangered. Sierra Nevada yellow-legged frog, Swainson’s hawk, bank swallow, and Sierra Nevada red fox are State listed as Threatened. Fisher (West Coast DPS) is a Candidate species for listing as threatened under both federal and state ESA law. Critical Habitat designations pursuant to the ESA for listed species in Mono County do not currently intersect any of the 16 unincorporated communities, or any County roads or other facilities.

Some sensitive wildlife species are highly restricted with regard to habitat requirements for all of their life cycles, or for critical stages such as reproduction. Potentially occurring sensitive mollusk, fish, amphibian, and reptilian species are associated with perennial surface waters or terrestrial habitats that are perennially moist. If any of these species occur, their populations and even encounters with individuals will always be restricted to the extents of the available wetland and riparian plant communities (Table 4.4-5). Policies that can effectively lead to the avoidance and minimization of impacts to sensitive wildlife must be worded specifically with regard to the habitat requirements of each species. For example, birds and bats range widely to access needed resources, but it is possible to delimit specific microhabitat

requirements that must be met for birds to breed and nest and for bats to roost or establish rookery colonies. Birds typically choose definable, structurally limited habitats for nesting. Similarly, mule deer choose vegetation that provides adequate cover for fawn rearing, and in town areas must use limited routes for their daily access to surface water. Some sensitive bats might roost in abandoned buildings set for demolition, while others potentially will roost in culverts. The locations of specific vegetation types that may be suitable for current use and ongoing population maintenance of each potentially occurring sensitive wildlife species are given for each unincorporated community area in the full Biological Assessment (please see <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>).

On the other hand, relatively large and mobile sensitive mammals such as western white-tailed jackrabbit, American badger, Sierra Nevada red fox, and mule deer tend to range more widely across habitat type boundaries. Mule deer migration is a very large-scaled phenomena, which notably intersects the communities of Paradise, Swall Meadows, Tom’s Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, and Lee Vining. Bi-State greater sage grouse can move several miles through sagebrush scrub and meadow habitats to complete habitual nesting, chick-rearing, and overwintering movements. The normal movements of large mammals and birds impart higher probabilities of encountering roads, domestic pets, and areas where predator presence and predatory success have been significantly increased by human activities. Avoiding new significant impacts to the population viability of highly mobile wildlife will depend in large part on not allowing the emplacement of new passive and lethal barriers to these ranging movements. Table 4.4-7 summarizes sensitive wildlife species that may occur in habitats mapped for the 2015 General Plan Update.

TABLE 4.4-7: Sensitive wildlife species that potentially occur in habitats mapped at 16 Mono County Communities

TAXONOMIC GROUP	SPECIES	STATE RANKING	AGENCIES	ESA
Mollusks				
	<i>Pyrgulopsis aardahli</i>	Benton Valley springsnail	S ₁	
	<i>Pyrgulopsis owensensis</i>	Owens Valley springsnail	S ₁ S ₂	SSC, USFS = S
	<i>Pyrgulopsis wongi</i>	Wong’s springsnail	S ₁ S ₂	USFS = S
Fish				
	<i>Catostomus fumeiventris</i>	Owens sucker	S ₃	SSC
	<i>Rhinichthys osculus ssp. 2</i>	Owens speckled dace	S ₁ S ₂	SSC
	<i>Rhinichthys osculus ssp. 5</i>	Long Valley speckled dace	S ₁	BLM = S
	<i>Siphateles bicolor snyderi</i>	Owens tui chub	S ₁	SE, FE
Amphibians				
	<i>Hydromantes platycephalus</i>	Mount Lyell salamander	S ₃	SSC
	<i>Lithobates pipiens</i>	northern leopard frog	S ₂	SSC, USFS = S
	<i>Rana sierrae</i>	Sierra Nevada yellow-legged frog	S ₁	ST, FE
Reptiles				
	<i>Elgaria panamintina</i>	Panamint alligator lizard	S ₁ S ₂	SSC, BLM = S, USFS = S
Birds				
	<i>Accipiter gentilis</i> (nesting)	northern goshawk	S ₃	SSC, BLM = S, USFS = S
	<i>Aquila chrysaetos</i> (nesting)	golden eagle	S ₃	FP, BLM = S, USFWS = BCC
	<i>Asio otus</i> (nesting)	long-eared owl	S ₂	SSC
	<i>Buteo swainsoni</i> (nesting)	Swainson’s hawk	S ₂	BLM = S, USFS = S
	<i>Centrocercus urophasianus</i> Bi-State DPS (nesting, leks)	greater sage grouse	S ₃	SSC
	<i>Circus cyaneus</i> (nesting)	northern harrier	S ₃	SSC
	<i>Dendroica petechia breweri</i> (nesting)	yellow warbler	S ₃	SSC, USFWS = BCC
	<i>Empidonax traillii</i> (nesting)	willow flycatcher	S ₁	SE, FE
	<i>Falco mexicanus</i> (nesting)	prairie falcon	S ₃	SW, USFWS = BCC
	<i>Haliaeetus leucocephalus</i> (nesting)	bald eagle	S ₂	FP, USFS = S
	<i>Pandion haliaetus</i> (nesting)	osprey	S ₃	SW
	<i>Riparia riparia</i> (nesting)	bank swallow	S ₂ S ₃	BLM = S
	<i>Spizella breweri</i> (nesting)	Brewer’s sparrow	S ₃	USFWS = BCC
	<i>Xanthocephalus</i>	yellow-headed blackbird	S ₃ S ₄	SSC

<i>xanthocephalus</i> (nesting)				
Mammals				
<i>Antrozous pallidus</i>	pallid bat	S ₃	SSC, BLM = S, USFS = S	
<i>Aplodontia rufa californica</i>	Sierra Nevada mountain beaver	S ₂ S ₃	SSC	
<i>Brachylagus idahoensis</i>	pygmy rabbit	S ₃	SSC, BLM = S	
<i>Euderma maculatum</i>	spotted bat	S ₂ S ₃	SSC, BLM = S	
<i>Eumops perotis californicus</i>	western mastiff bat	S ₃ ?	SSC, BLM = S	
<i>Lepus townsendii townsendii</i>	western white-tailed jackrabbit	S ₂	SSC	
<i>Martes americana sierrae</i>	Sierra marten	S ₃ S ₄	USFS = S	
<i>Martes pennanti</i> West Coast DPS	fisher	S ₂ S ₃	SSC	STC, FTC
<i>Microtus californicus vallicola</i>	Owens Valley vole	S ₁	SSC, BLM = S	
<i>Myotis ciliolabrum</i>	western small-footed myotis (bat)	S ₂ S ₃	BLM = S	
<i>Myotis evotis</i>	long-eared myotis	S ₄ ?	BLM = S	
<i>Myotis thysanodes</i>	fringed myotis	S ₄	BLM = S	
<i>Myotis yumanensis</i>	Yuma myotis	S ₄ ?	BLM = S	
<i>Sorex lyelli</i>	Mount Lyell shrew	S ₂ S ₃	SSC	
<i>Taxidea taxus</i>	American badger	S ₄	SSC	
<i>Vulpes vulpes necator</i>	Sierra Nevada red fox	S ₁	USFS = S	ST
State ranking - CNDDDB State Conservation Ranking (CDFW, 2014); ? indicates CNDDDB uncertainty in ranking.				
S ₁ is Critically Imperiled: often 5 or fewer populations, or steep rate of decline,				
S ₂ is Imperiled: often 20 or fewer populations, steep decline, or very restricted range,				
S ₃ is Vulnerable: often 80 or fewer populations, declining or restricted range,				
S ₄ is Apparently Secure: uncommon but not rare in California				
Agencies:				
SSC – CDFW Species of Special Concern; W – CDFW Watchlist Species				
BCC – USFWS Birds of Conservation Concern				
BLM – Sensitive list (Bishop Field Office)				
USFS – Sensitive list (Inyo National Forest, Humboldt-Toiyabe National Forest)				
ESA:				
ST – State Threatened				
SE – State Endangered				
STC – Candidate for State Threatened				
FT – Federal Threatened				
FE – Federal Endangered				
FTC – Candidate for Federal Threatened				

Threats to individuals from collisions, interactions with pets, and increased predation are habitat alterations that are likely to remain more or less permanently in effect with in-filling development. Temporary impacts related to development, however, can be just as destructive to population maintenance for wildlife, including sensitive species. During construction, new food sources such as carelessly stored trash can locally concentrate predators. Workers’ pets, if allowed to roam freely, can add to predatory pressure. Noise, lighting, and sudden increases in activity and mechanized traffic can disrupt normal behaviours, for example causing nest abandonment. Temporary construction fencing can block normal movements, and may redirect wildlife to enter areas of greater risk for collisions or predation. The timing of new construction, or of substantial periodic disturbance due to maintenance of roads and other facilities, can be used to predict whether new significant adverse effects may be created. Temporary impacts to migratory mule deer and greater sage grouse may be avoided with assurance by timing the most disturbing activities to avoid interfering with their major, generally predictable movements. Temporary impacts to nesting by Bi-State greater sage grouse and other birds can similarly be avoided, as their periods of breeding and nesting are limited (Table 4.4-8).

TABLE 4.4-8: Avoidance of Temporary Impacts to Migrating Mule Deer, and Breeding and Nesting Migratory Birds and Sage Grouse through Timing of the Planned Disturbance			
Sensitive wildlife	Potentially Occur in	Seasonal Uses	Period

mule deer	Paradise, Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, Lee Vining	migrating, temporary holding	spring: April 1 – June 15 fall: Sept. 15 – Dec. 1
	Paradise, Swall Meadows	overwintering	Nov. 15 – April 15
greater sage grouse	none	breeding	March 1 – May 31
	Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, Lee Vining, Bridgeport, Walker, Coleville, Topaz	dispersing, nesting, early brood-raising	May 1 – June 31
		migrating, late brood-raising	July 1 – Sept. 30
		overwintering	Oct. 1 – Feb. 29
nesting birds	Chalfant Valley, Benton, Benton Hot Springs, Paradise, Walker, Coleville, Topaz	breeding, nesting	March 1 – Sept. 30
	Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, Lee Vining, Bridgeport	breeding, nesting	April 1 – August 31

Community areas along the base of the Sierra Nevada experience spikes in mule deer use in the spring and fall. The arrival of spring migratory mule deer varies between April to early May, the timing depending on snowfall and plant phenology, then peaks in late May to early June, and is completed by mid-June. Fall migration begins in late September or early October, often prior to the first snowfall, and is completed by the end of November. Much of the mass movement actually occurs at night. Potential impacts to survivorship and fecundity that could affect mule deer when they enter areas of human habitation include reduction of critical browse and vehicle collisions. Bi-State greater sage grouse may occur as more or less year-long residents, while others migrate to reach distant brood-rearing and overwintering habitats. Areas of seasonal use are known to intersect Crowley Lake, McGee Creek, Long Valley, and Walker, and there is relatively marginal potential for presence in the remaining sagebrush-dominated and meadow habitats of Little Round Valley, June Lake, Lee Vining, Coleville, and Topaz during the normal brood-rearing period. For other birds, removing or pruning of vegetation during the regional period of breeding and nesting (Table 4.4-8), and new noise and activity associated with construction during this period, have some potential to destroy nests or negatively influence the nest success of birds protected by the Migratory Bird Treaty Act and federal or state ESA designations, unless surveys to identify active nests and project-specific mitigations such as nest buffering are implemented.

A total of 2,445 acres vegetation dominated by bitterbrush (*Purshia tridentata*), or 28% of all undeveloped acreage now remaining within the 16 unincorporated communities of Mono County, remains more or less available for use by mule deer for migration and rearing of fawns. Communities such as Paradise, Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, and Long Valley will progressively occupy or isolate in-town locations of substantial water, riparian forage and critical bitterbrush browse resources for migrating deer. Paradise and Swall Meadows are also within the longer-term winter holding range of the Round Valley herd. Concentrated deer use and the inflexibility of their migratory behavior in these areas can combine to exacerbate browse depletion to below what is needed to sustain the current population and maintain doe health for successful fawning. US and many other roads intersect these high use areas, leading to a substantial number of collisions. Recent mule deer herd size trends have raised concerns that the local carrying capacity has already been significantly reduced. Elsewhere, deer of the West Walker Herd in Antelope Valley use available habitat in Walker, Coleville, and Topaz as winter range during the November 1 to April 30 period. Dense Big Sagebrush Scrub and Great Basin Mixed Scrub adjacent to Antelope Valley between US 395 and the Sierra Nevada to the west was once considered critical as migratory and winter holding habitat, but loss of this cover has now forced behavioral change that has presumably significantly reduced deer presence there and increased their

use of available in-town and agricultural zone resources. Reversal of recent herd trends can be addressed at the level of individual animal mortality by the outcomes of effective policies that would reduce the incidence of collisions. At the more general level of habitat carrying capacity for deer, it is apparent that encouragement of bitterbrush will present the most effective opportunity for herd increases.

Large expanses of sagebrush scrub are required to sustain greater sage grouse (Bi-State DPS) populations. But new roads, fences, and aboveground transmission pole lines will contribute to the ongoing fragmentation of sagebrush habitat in Mono County. Compared with the already compromised areas of the County’s unincorporated communities, future exurban developments will contribute disproportionately to the degree that fragmentation will become limiting to the viability of greater sage grouse populations. Transportation and communication uses of community residents inescapably must also extend out into the remaining sagebrush habitat for grouse, in the form of roads, exclusion fencing, and towers. The landfill in southern Mono County is a noted, specific example of how the communities’ areas of influence reach out to affect greater sage grouse. In addition to producing noise, traffic, and fencing deterrents to grouse habitat use, the landfill also serves as a food subsidy for common ravens (*Corvus corax*). More generally, refuse and road-killed animals tend to subsidize raven populations, and also omnivorous coyote (*Canis latrans*). These and other threats have been recognized and in some cases addressed by multi-agency groups seeking to avoid federal ESA listing for the DPS. The County could within its authority adopt the best available, most thoroughly analyzed strategy for DPS conservation at large (the 2012 Bi-State Action Plan), and implement whenever possible the suggested impact avoidance and minimization measures. Many Action Plan measures have been tried at a scale sufficient to demonstrate they are effective to help mitigate the adverse effects of existing roads and road maintenance including predator subsidies, new noise, and grouse collision with vehicles and fencing. Potential impacts from new communications facilities could be similarly addressed, including avoidance of new perching and nesting sites for grouse predators.

4.4.2.7 Landscape Position of the Communities Studied

Study of the biological resources at 16 unincorporated community areas of Mono County yielded resource maps at the level of the plant community alliance, which are suitable for query using GIS when project-specific identification of potential impacts to these resources is needed. Emerging from these data, each of the 16 communities studied has specific sets of potentially affected biological resources, potential issues, and reasonable solutions, as delimited below (see §4.5.4 “Impacts and Mitigation Measures”). Also, each has more general, notable characteristics with regard to landscape position, the knowledge of which may assist in prioritizing county funding and resources (Table 4.4-9).

TABLE 4.4-9: Notable Characteristics of 16 Unincorporated Communities Studied in 2013-2014			
PLANT COMMUNITY	FEATURE	PLANT COMMUNITY	FEATURE
Chalfant Valley	Desert pavement and vegetation that is among the most weed-free of the areas studied maintain control of fugitive dust emissions until disturbed. Most sensitive species potential exists at springs near the south edge of town.	McGee Creek and Long Valley	McGee Creek and springs at Long Valley support diverse riparian communities that are embedded in large blocks of upland scrub, and are connected to wetlands at the nearby Crowley Reservoir. Use by wildlife including greater sage grouse and migrating mule deer may be limited by adjacent US 395 and power line barriers.
Benton	Denuded habitats are a source of fugitive dust emissions; recovery may require sustained effort. Bottomlands plant communities are CDFW Sensitive types. All surface waters are ephemeral.	June Lake	The community encompasses Reversed Creek along much of its length, yet riparian and springfed habitats remain largely intact, including regionally rare ‘fen-forest’ stands. The potential for habitat use by wildlife including sensitive species remains high.
Benton Hot Springs	Plant communities supported at the sources of artesian flows are highly disturbed, but the outflows support an extensive array of sensitive wetlands. Sensitive plant and animal populations are threatened by mechanical disturbance and groundwater extraction.	Lee Vining	Development and recent wildfire has displaced or converted much of the vegetation of the mainly upland habitats.
Paradise	Increased fire risk is being created through large-scale invasion by naturalized, non-native grasses and herbs. Wintering mule deer		

	survival and reproduction depends in part upon the maintenance of native browse.		Weeds are pervasive. Lee Vining Creek's riparian vegetation is recovering strongly from decades of stream dewatering.
Swall Meadows	The transitional landscape (high desert – lower montane) supports a high diversity of plant communities. Regionally limited, perennially watered habitats and adjacent upland plant communities provide vital support to wildlife populations, including migrating and wintering mule deer.	Bridgeport	East Walker River Basin plant communities have generally been converted to pasture, yet some primarily native, sensitive shrublands and grasslands remain in the area that was studied. Meanwhile, the hillier Basin fringe habitats retain primarily native species, less disturbed cover, and habitat connectivity for use by sensitive wildlife including greater sage grouse.
Tom's Place	Bitterbrush (key forage for mule deer) dominates the primarily uplands forest and scrub habitats in this area, forming extensive, dense and healthy stands. As in all other areas studied except Chalfant Valley and Benton, maintenance of normal fire frequency and intensity in these stands is currently threatened by the invasive non-native annual cheatgrass.	Walker	Vegetation of this area has been substantially impacted by destructive wildfire, and flooding of the West Walker River. Non-native annuals such as cheatgrass have become dominant extensively in mechanically disturbed and recently burned areas. Riparian habitat creation is associated with agricultural conversion, at long-standing water diversion corridors throughout Antelope Valley.
Little Round Valley	Spring-driven riparian and wetland plant communities provide diverse habitats that have some potential to harbor sensitive plants and animals, and as tributary waters the activities within their extents may be regulated under Clean Water Act laws.	Coleville	Plant communities at West Walker River riparian habitats and along long-standing irrigation water conveyances provide, nesting bird habitat, wildlife movement corridors, and other habitat values. As tributary waters, activities within their extents may be regulated under Clean Water Act laws. Nearly all upland habitats have been converted to ruderal status following devastating wildfire.
Crowley Lake	Springs and perennial streams support extensive wetland and riparian habitats that often support relatively intact, sensitive plant communities. These communities and the adjacent forest and scrub lie along a tridirectional migration route for mule deer.	Topaz	Willow Riparian Scrub communities in the southern portion of Topaz provide stable, densely vegetated pathways for wildlife movement and a host of associated ecological values, but upland habitats have been converted to ruderal status following devastating wildfire.

4.4.3 REGULATORY SETTING

The regulatory setting sections describes relevant federal, state, and local laws, regulations and policies pertaining and applicable to environmental impacts within the Planning Area.

4.4.3.1 Federal Regulations

Federal Endangered Species Act (ESA). The USFWS administers the Federal ESA. The ESA provides a process for listing species as either threatened or endangered, and methods of protecting listed species. The ESA defines as “endangered” any plant or animal species that is in danger of extinction throughout all or a significant portion of its known geographic range. A “threatened” species is a species that is likely to become endangered. A “proposed” species is one that has been officially proposed by the USFWS for addition to the federal threatened and endangered species list. Per §9 of the ESA, “take” of threatened or endangered species is prohibited. The term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. Take can include disturbance to habitats used by a threatened or endangered species during any portion of its life history. The presence of any federally threatened or endangered species in a project area generally imposes severe constraints on

development, particularly if development would result in “take” of the species or its habitat. Under the regulations of the ESA, the USFWS may authorize “take” when it is incidental to, but not the purpose of, an otherwise lawful act.

Federal Clean Water Act - §404. The USACE administers CWA §404. This section regulates the discharge of dredge-and-fill material into waters of the U.S. USACE has established a series of nationwide permits that authorize certain activities in waters of the US, if a proposed activity can demonstrate compliance with standard conditions. Normally, USACE requires an individual permit for an activity that will affect an area equal to or in excess of 0.5 acre of waters of the US. Projects that result in impacts to less than 0.5 acre can normally be conducted pursuant to one of the nationwide permits, if consistent with the standard permit conditions. USACE also has discretionary authority to require an EIS for projects that result in impacts to an area between 0.1 and 0.5 acre. Use of any nationwide permit is contingent on the activities having no impacts to endangered species.

Clean Water Act - §401. Per §401 of the CWA, “any applicant for a Federal permit for activities that involve a discharge to waters of the State, shall provide the Federal permitting agency a certification from the State in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the Federal CWA.” Thus applicants must apply for and receive a §401 water quality certification from the RWQCB before the USACE will issue a §404 permit. §404 Nationwide Permits (NWP) are required for discharge of any dredged or fill material into waters of the United States.

Waters of the United States. Waters of the U.S., as defined in CFR §328.3, include all waters or tributaries to waters such as lakes, rivers, intermittent and perennial streams, mudflats, sand-flats, natural ponds, wetlands, wet meadows, and other aquatic habitats. Frequently, waters of the US, with at least intermittently flowing water or tidal influences, are demarcated by an ordinary high water mark (OHWM). The OHWM is defined in CFR §328.3(e) as the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. In this region, the OHWM is typically indicated by the presence of an incised streambed with defined bank shelving. In 2010 the USACE South Pacific Division issued a Regional Supplement to the USACE Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, one of a series of Regional Supplements to the USACE Wetland Delineation Manual designed to provide technical guidance and procedures for identifying and delineating wetlands that may be subject to CWA §404 or §10 of the Rivers and Harbors Act. The Supplement applies to the Western Mountains (including the Sierra Nevada), Valleys, and Coast Region portions of, California and 11 other western states.

Wetlands. According to the USACE Wetlands Delineation Manual, Technical Report, three criteria must be satisfied to classify an area as a jurisdictional wetland:

- A predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation)
- Soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils)
- Permanent or periodic inundation or soils saturation, at least seasonally (wetland hydrology)

Wetland vegetation is characterized by vegetation in which more than 50 percent of the composition of dominant plant species are obligate wetland, facultative wetland, and/or facultative species that occur in wetlands. As a result of the 2001 Solid Waste Agency of North Cook County (SWANCC) case, a wetland must show connectivity to a stream course in order for such a feature to be considered jurisdictional. Although wetland criteria was used to identify if areas were considered wetlands, the exact limits of jurisdiction were not measured based on the standard wetland delineation protocol as described in the 1987 USACE manual.

Migratory Bird Treaty Act. The Migratory Bird Treaty Act (MBTA) protects all common wild birds found in the US except the house sparrow, starling, feral pigeon, and resident game birds (e.g. pheasant, grouse, quail, and wild turkey); each state manages resident game birds separately. The MBTA makes it unlawful for anyone to kill, capture, collect, possess, buy, sell, trade, ship, import, or export any migratory bird including feathers, parts, nests, or eggs.

4.4.3.2 California Regulations

California ESA. CDFW administers the California ESA. The State of California considers an “endangered” species one whose prospects of survival and reproduction are in immediate jeopardy. A “threatened” species is one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A “rare” species is one present in such small numbers throughout its portion of its known geographic range that it may become endangered if its present environment worsens. The rare species designation applies to California native plants. State threatened and endangered species are fully protected against take, as defined above. The term “species of special concern” is an informal designation used for some declining wildlife species that are not state candidates for listing. This designation does not provide legal protection but signifies that these species are recognized as sensitive by CDFW.

California Fish and Game Code - §1600 to § 1603. The CFG Code mandates that “it is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity.” CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses, including dry washes, characterized by the presence of hydrophytic vegetation, the location of definable bed and banks, and the presence of existing fish or wildlife resources. Furthermore, CDFW jurisdiction is often extended to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that function as part of the riparian system. Historic court cases have further extended CDFW jurisdiction to include watercourses that seemingly disappear, but re-emerge elsewhere. Under the CDFW definition, a watercourse need not exhibit evidence of an OHWM to be claimed as jurisdiction. However, CDFW does not regulate isolated wetlands (those that are not associated with a river, stream, or lake).

Porter-Cologne Water Quality Act. The RWQCB regulates actions that would involve “discharging waste, or proposing to discharge waste, within any region that could affect the water of the state” (Water Code §13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. “Waters of the State” are defined as “any surface water or groundwater, including saline waters, within the boundaries of the state” (Water Code §13050 (e)).

Regional Water Quality Control Board Regulated Activities. Under §401 of the CWA, the RWQCB regulates all activities that are regulated by the USACE. Additionally, under the Porter-Cologne Water Quality Act, the RWQCB regulates all activities, including dredging, filling, or discharge of materials into waters of the state that are not regulated by the USACE due to a lack of connectivity with a navigable water body and/or lack of an OHWM.

California Fish & Game Code - §3503 & §3511. The CDFG administers the California Fish and Game Code (CFG Code). There are particular sections of the CFG Code that are applicable to natural resource management. For example, §3503 of the CFG Code states it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird that is protected under the MBTA. CFG Code §3503.5 further protects all birds in the orders Falconiformes and Strigiformes, birds of prey such as hawks and owls, and their eggs and nests from any form of take. CFG Code §3511 lists fully protected bird species where the CDFG is unable to authorize the issuance of permits or licenses to take these species.

4.4.3.3 Local Regulations

Mono County General Plan. A number of policies contained in the existing Mono County *Open Space and Conservation Element* as well as other elements of the *2001 General Plan* provide protections for biological resources.

4.4.4 IMPACTS AND MITIGATION MEASURES

4.4.4.1 Thresholds of Significance

Consistent with Appendix G of the CEQA Guidelines, the proposed RTP/General Plan update project will be considered to have a significant impact on biological resources if it will:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

In the context of the thresholds above, note that the analysis summarized in this section and detailed in the Biological Assessment (<http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>) point to several issues that are general to Mono County community areas. Highlighting these general issues facilitates identification of standard prescriptions that will contribute to reducing or mitigating foreseeable impacts on biological resources. General factors, or thresholds, that should be considered for this purpose include:

- size of the affected habitat relative to the availability of this habitat post-project (regional context),
- the current level of habitat disturbance,
- the site's species and habitat diversity,
- abundance of indicator species (as per USFS, 2004),
- presence of sensitive species,
- the site's regional importance to populations of sensitive species and important/protected migrants, and
- the degree to which the onsite habitats are regionally rare and are therefore considered sensitive.

Generally, impacts would be considered less than significant if they occur in demonstrably common or degraded habitats where the best available, preferably current information shows that sensitive species do not currently occupy or otherwise rely upon as essential to some stage of their life cycles. But in the long term, infilling development and the associated increases in vehicular traffic, unrestrained domestic pets, noise, and lighting, are likely to synergistically reduce habitat carrying capacity and biological diversity at the scale of the community extent. Some impacts (e.g., invasive non-native plants) can eventually move beyond community extents if not checked.

IMPACT 4.49(a): Implementation of the proposed RTP/General Plan Update could have a substantial adverse effect, directly and through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS.

POTENTIALLY SIGNIFICANT ADVERSE IMPACT: Approval of the proposed RTP/General Plan update would not constitute approval of or entitlement for any development or infrastructure projects. However, implementation of land uses and activities included in the *RTP/General Plan Update* would facilitate and allow future development activities throughout the County. Activities that cause substantial habitat modification could result in significant adverse impacts to sensitive plant and wildlife species, including loss of local population viability. These potentially occurring species can be identified for each of the 16 unincorporated communities that were selected for detailed study. These communities – Chalfant Valley, Benton, Benton Hot Springs, Paradise, Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, Lee Vining, Bridgeport, Walker, Coleville, and Topaz – are locations where the proposed *RTP/General Plan Update* incorporates use designations that would permit future land use development or other modifications. Details of the rationale for each sensitive species' inclusion in this analysis are given in the full Biological Report (<http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>). Impacts for each community are described in the paragraphs below.

CHALFANT VALLEY. In Chalfant Valley, the available habitats range from locally and regionally extensive (Black Greasewood Scrub, Shadscale Scrub) to rare (Willow Riparian Scrub, Transmontane Alkaline Marsh, Alkali Sacaton Grassland). Some potentially occurring sensitive plant species (populations of two of these species have been recently documented as extant), and nearly all potentially occurring sensitive wildlife species would be closely associated with spring-driven habitats east of White Mountain Estates. This habitat includes mature trees that could be chosen for

nesting by Swainson's hawk, and this species may forage in the area also. American badger may use any of the more expansive upland areas. More generally, removal of existing buildings could impact roosting bats such as pallid bat and western small-footed myotis. Only pallid bat would be adapted to establishing natal colony rookeries within the Chalfant Valley study limits.

Pygulopsid springsnails of the Owens Valley and nearby Fish Slough have some potential to occur at one perennial spring east of White Mountain Estates. This spring, flanked by seasonal seeps to the north and south, is the northernmost extension of the extensive spring complex on immediately adjacent BLM and LADWP lands to the south that could support Owens Valley springsnail. Alterations to the local groundwater dynamics, such as could be caused by additional groundwater development, could impact potentially occurring sensitive species that are dependent on aquatic habitat for all or part of their life cycle. Seasonal or permanent reductions in the availability of shallow groundwater could impact populations of potentially occurring sensitive plants that are phreatophytic, or dependent upon this resource for drought-season survival. Projects that promote or allow the spread of the occurring non-native trees could reduce seasonal groundwater availability. Loss of groundwater-dependent willows due to displacement by non-native plants could impact Panamint alligator lizard, if a population occurs in the available habitat.

Chalfant Valley Impacts: Future development in Chalfant Valley that substantially modifies the habitat including soil and vegetation disturbance has some potential to impact the sensitive plant species coyote gilia, silver-leaved milkvetch, Shockley's milkvetch, Hillman's silverscale, pinyon rockcress, Inyo County star-tulip, Wheeler's dune-broom, Hall's meadow hawksbeard, July gold, Booth's hairy evening primrose, white-flowered rabbitbrush, Shockley's buckwheat, alkali ivesia, Inyo blazing star, Torrey's blazing star, Nevada oryctes, small-flowered grass of Parnassas, Inyo phacelia, Parish's popcornflower, Bailey's greasewood, Owens Valley checkerbloom, alkali cord grass, prairie wedge grass, small-flowered ricegrass, foxtail thelypodium, and many-flowered thelypodium. Significant impacts may occur through direct loss of occurring populations or displacement of the habitat they occupy. Future development similarly has some potential to impact the sensitive wildlife species Owens Valley springsnail, Fish Slough springsnail, Wong's springsnail, Owens speckled dace, northern leopard frog, Panamint alligator lizard, nesting Swainson's hawk during the period February 15 to September 15, pallid bat, western white-tailed jackrabbit, western small-footed myotis, and American badger. The removal of existing buildings could impact roosting bats such as pallid bat and western small-footed myotis.

Alterations to the local groundwater function to provide (somewhat alkaline or saline) artesian surface flow, or alterations (such as additional groundwater development) that would reduce the reliability, change the seasonal timing, or reduce the availability of surface flows and shallow groundwater has some potential to significantly impact silver-leaved milkvetch, Inyo County star-tulip, Hall's meadow hawksbeard, alkali ivesia, small-flowered grass of Parnassas, Bailey's greasewood, Owens Valley checkerbloom, alkali cord grass, prairie wedge grass, and foxtail thelypodium, Owens Valley springsnail, Fish Slough springsnail, Wong's springsnail, Owens speckled dace, northern leopard frog, and Panamint alligator lizard, which would be dependent on existing aquatic habitat or the presence of phreatophytic vegetation for all or part of their life cycle. Projects could promote the introduction or spread of the occurring non-native tamarisk, black locust, and Siberian elm trees, or other wetland-adapted non-native plant species that would reduce seasonal groundwater availability or displace native plant communities. This occurrence would have some potential to impact these same species.

BENTON. Benton on the whole is relatively dry habitat for plants and wildlife. The xeric, scrub-like Desert Saltbush Scrub Black Greasewood Scrub alliances and even the limited Willow Riparian Scrub alliance present at Benton appear to be too dry to support most of the sensitive plant species that can be found regionally in more mesic habitats; none of these areas support dense vegetation, alkaline meadow grasses, species specially adapted to anaerobic alkaline soils, or the typical shallow-rooted native perennials of the region. There are no large trees in the natural or developed landscape, only non-native residential shade trees in town. Golden eagle and prairie falcon, which may use similar habitats in Chalfant Valley, could use the available Benton habitats for foraging but would be very unlikely to nest, roost, or breed there. The project area's lack of aquatic habitats excludes occurrence of sensitive fish and aquatic mollusks.

Several sensitive plant species and one bryophyte species have some likelihood to occur despite the general pervasiveness of vegetation disturbance in the Benton area. However, none of these species are known to be particularly adapted to mechanically disturbed habitats. Annual herbaceous species such as sand dune cryptantha, Booth's evening primrose, dwarf monolepis, and naked-stem phacelia may not be present outside the seed bank in years of below-

normal to normal (average) precipitation. Perennial herbs in this setting may similarly be cryptic during years of below normal rainfall. Projects that will disturb the soil or vegetation within Black Greasewood Scrub may impact Shevock's bristle moss, if its nearby occurrence extends to rocks in Benton's extensive upland habitats.

Sensitive animal species were identified as having some potential to occur in Benton during the nesting season or as residents. Townsend's big-eared bats and spotted bats are known to use mine shafts on nearby Blind Spring Hill for roosting, but no mines or caves that might be attractive to bats occur in the relatively flat landscape of Benton. While it is unknown where high elevation greater sage grouse relocate to during winter months, the 14 mile distance to the nearest recently documented use in the White Mountains, combined with the lack of sagebrush dominance, make it very unlikely that greater sage grouse use biological resources of the area. Benton's irrigated agricultural lands often include mature trees near areas suitable for foraging that could be chosen for nesting by Swainson's hawk during the period March 15- September 15, and this species may forage in the area.

Benton Impacts: Future development in Benton that substantially modifies the habitat including soil and vegetation disturbance has some potential to impact the sensitive plant species Great Basin onion, Bodie Hills rockcress, pinyon rockcress, Wheeler's dune-broom, sand dune cryptantha, globose cymopterus, Booth's evening primrose, Booth's hairy evening primrose, dwarf monolepis, Suksdorf's broom-rape, naked-stem phacelia, intermountain milkwort, and golden violet, and the sensitive bryophyte Shevock's bristle moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development similarly has some potential to impact the sensitive wildlife species Swainson's hawk (nesting during the period February 15 to September 15), western white-tailed jackrabbit, and western small-footed myotis. Impacts to the sensitive plant species Great Basin onion, Bodie Hills rockcress, pinyon rockcress, sand dune cryptantha, globose cymopterus, Booth's evening primrose, Booth's hairy evening primrose, dwarf monolepis, Suksdorf's broom-rape, naked-stem phacelia, and golden violet may occur even though pre-construction surveys do not indicate presence, as these species are adapted to be cryptic or remain within the seedbank during years of below-normal precipitation. Removal of existing buildings could impact roosting bats such as western small-footed myotis. Projects that promote spread of the occurring non-native tamarisk, black locust, and Siberian elm trees have some potential to impact the sensitive plant species Great Basin onion, sand dune cryptantha, Booth's evening primrose, Booth's hairy evening primrose, and Suksdorf's broom-rape.

BENTON HOT SPRINGS. From the standpoint of potentially occurring sensitive plants and animals, the Benton Hot Springs complex should be regarded as an isolated habitat island within a much greater expanse of xeric Great Basin sagebrush scrub and pinyon-juniper woodlands. Furthermore, the area's mesic plant community types may be described as "rare" in or "disappearing" from inhabited areas of the Great Basin. While these plant communities locally are historically disturbed to the point of becoming relic fragments, and spring flows have been long-diverted, they likely function to provide important surface water and riparian habitat resources for migrating and resident wildlife, including sensitive species.

Potentially occurring sensitive plant populations segregate into two groups, those likely to occur in uplands (especially Great Basin Mixed Scrub), and those having some likelihood to occur in the wetland areas, or more remotely at channelized outflows that retain little or no riparian character in this area. However, the aquatic perennial herb frog's-bit buttercup, which may occur at springs in Transmontane Freshwater Marsh, could also occur in (spring-fed) perennially watered outflow channels.

Sensitive wildlife species were identified as having some potential to occur there during the nesting season or as residents (see the full report). Prairie falcon, a CDFW watchlist species, may forage locally but is very unlikely to nest in the study area due to an absence of vertical cliff habitat. The State Candidate species Townsend's big-eared bat has some potential to forage over Benton Hot Springs, due to the proximity of recently documented roosting sites for this species, but is not expected to use any of the available habitats for day roosting, for hibernating, or for establishing natal rookeries. Spotted bats forage primarily in riparian corridors or similarly wet habitats, and so may forage over Benton Hot Springs. No mines or caves that might be attractive to bats occur in the study area. Benton Meadows (irrigated) lands, which are located adjacent to the study area, are patchily bordered by mature Fremont's cottonwood trees that could be chosen for nesting by Swainson's hawk. This species may forage in the expansive meadows now managed as livestock pasture. Prior to intensive livestock grazing and trampling as practiced during the 20th century and to date, these meadows may have once expansively provided the moist, lush turf habitat where all known extant populations of

Owens Valley vole are found. Presence of this species in Benton Hot Springs would be possible only in relic, relatively densely grassy stands that have been protected from revegetation associated with long-term pasturage.

Benton Hot Springs Impacts: Future development that substantially modifies the habitat including soil and vegetation disturbance has some potential to impact the sensitive plant species Great Basin onion, Long Valley milkvetch, smooth saltbush, Bodie Hills rockcress, pinyon rockcress, Inyo County star-tulip, Wheeler's dune-broom, Hall's meadow hawksbeard, sand dune cryptantha, globose cymopterus, Booth's hairy evening primrose, alkali ivesia, dwarf monolepis, Suksdorf's broom-rape, naked-stem phacelia, Inyo phacelia, Parish's popcornflower, frog's-bit buttercup, alkali tansy sage, and golden violet, and the sensitive bryophyte Shevock's bristle moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development similarly has some potential to impact the sensitive wildlife species Benton Valley springsnail, Wong's springsnail, Owens speckled dace, nesting Swainson's hawk during the period February 15 to September 15, western white-tailed jackrabbit, and Owens Valley vole.

Alterations to the local groundwater (such as additional groundwater development) that would function to reduce the reliability or change the seasonal timing of spring-fed surface flows have some potential to significantly impact the sensitive species frog's-bit buttercup, Benton Valley springsnail, Wong's springsnail, and Owens speckled dace, which would be dependent on existing aquatic habitat for all or part of their life cycle, and similarly induced reductions in the availability of shallow groundwater have some potential to impact the sensitive species Inyo County star-tulip, Hall's meadow hawksbeard, alkali ivesia, and alkali tansy sage. Further disturbance to the bed, banks, or water quality of relic or channelized spring outflow channels (these channels should be treated conservatively as Transmontane Freshwater Marsh) would have some potential to impact the sensitive species frog's-bit buttercup, Benton Valley springsnail, Wong's springsnail, and Owens speckled dace. Projects could promote the introduction or spread of the occurring non-native tamarisk, black locust, and Siberian elm trees, or other wetland-adapted non-native plant species that would reduce seasonal groundwater availability or displace native plant communities. This occurrence would have some potential to impact these same species. Impacts identified for these habitats within community areas may extend downstream into the hydrologically connected Benton Meadows (receiving waters) aquatic and meadow habitats.

PARADISE. The remaining native habitats at Paradise are primarily upland scrub. Lower Rock Creek narrowly provides the only mesic habitat in Paradise. Regionally occurring sensitive species of alkaline and non-alkaline meadow or spring margin habitats would be very unlikely to occur, because these habitat types are not present. Potentially occurring sensitive plant populations would have some likelihood to occur in upland High Desert Blackbrush Scrub, Big Sagebrush Scrub, or Rubber Rabbitbrush Scrub, or in Lower Rock Creek riparian communities, but generally not in both. The ecotonal transitions between plant communities are generally distinct, which would facilitate the performance of floristic surveys. The single known crowned muilla population in Paradise is the only known occurrence of this species in Mono County. Limited soils derived from decomposed granite or Bishop tuff at Paradise could support similarly marginal populations of sensitive species that are known to be adapted locally to sandy, seasonally moist but drying soils, including the annual Nevada oryctes and the perennial Wheeler's dune broom.

The reliably perennial flows of Lower Rock Creek may support sensitive mollusk, fish, and amphibian species that are known to occur in connected waters. The steep, cliff-like rock faces that define Lower Rock Creek gorge in the study area and for many miles upstream have some likelihood to be chosen for nesting by golden eagle, prairie falcon, Swainson's hawk, and bank swallow. This is the only area of Paradise that supports native trees or features cliff-like embankments. Pallid bats and spotted bats may use the available rock face crevices there for day roosting, hibernation or natal rookery establishment. Pallid bats have been known to also occupy abandoned buildings for such uses. CNDDDB records depict Sierra Nevada red fox individuals as foraging elsewhere in widely varying habitats, including developed areas, and so foxes are presumed to have some likelihood to enter any property. There exists some potential for the State Candidate species Townsend's big-eared bat to forage over Paradise, but this species is not expected to use any of the available habitats for day roosting, hibernating, or for establishing natal rookeries. Mule deer may seek to use the reliably available surface water at Lower Rock Creek, and may use the riparian corridor there for cover during movements.

Upland scrub habitat plant communities provide somewhat marginal browse for mule deer, but could contribute to winter viability of the Round Valley Herd. The Paradise study area is in the corridor used by this herd for migration

between summer and winter ranges, but resident deer may be found during any time of year at any of the mapped habitats. Additional development in the area could cumulatively function to adversely inhibit deer migrational movement or reduce the availability of critical browse during winter holding (November through April). On the shorter term, construction activities during this annual period may temporarily restrict deer use of the available browse.

Paradise Impacts: Future development in Paradise that substantially modifies the habitat including soil and vegetation disturbance has some potential to impact the sensitive plant species Great Basin onion, Long Valley milkvetch, Lemmon's milkvetch, pinyon rockcress, Wheeler's dune-broom, Inyo hulsea, McGee Meadows lupine, Torrey's blazing star, crowned Muilla, Nevada oryctes, frog's-bit buttercup, Bailey's greasewood, foxtail thelypodium, and many-flowered thelypodium through direct loss of occurring populations or displacement of the habitat they occupy. Future development similarly has some potential to impact the sensitive wildlife species Wong's springsnail, Owens sucker, Owens speckled dace, Owens tui chub, Mount Lyell salamander, northern leopard frog, golden eagle, Swainson's hawk, willow flycatcher, prairie falcon, bank swallow, pallid bat, spotted bat, western white-tailed jackrabbit, and Sierra Nevada red fox. Demolition of existing unoccupied buildings has some potential to impact roosting bats including sensitive pallid bats. With the exceptions of western white-tailed jackrabbit, Sierra Nevada red fox, and mule deer, the potential for significant development-related impacts to sensitive wildlife species exists only at within-gorge habitats of Lower Rock Creek.

Alterations to Lower Rock Creek that would function to reduce the reliability or change the seasonal timing of surface flows and shallow groundwater recharge have some potential to significantly impact the sensitive species Lemmon's milkvetch, frog's-bit buttercup, Wong's springsnail, Owens sucker, Owens speckled dace, Owens tui chub, Mount Lyell salamander, and northern leopard frog, which are dependent on aquatic habitat for all or part of their life cycle. Projects that promote or allow the spread of the occurring non-native black locust trees and periwinkle in the Lower Rock Creek riparian corridor have some potential to displace the sensitive plants Lemmon's milkvetch, crowned muilla, and frog's-bit buttercup, and adversely degrade the available habitat for Wong's springsnail, Owens sucker, Owens speckled dace, Owens tui chub, Mount Lyell salamander, northern leopard frog, and willow flycatcher. Impacts identified for Lower Rock Creek habitats within town areas may extend downstream into the hydrologically connected, long-standing canals of Round Valley.

In Paradise, substantial further loss of upland scrub vegetation habitat that is dominated by bitterbrush has some potential to significantly reduce the local carrying capacity and reproductive success for mule deer that overwinter in the area, and construction during winter holding (November through April) may adversely but temporarily impact their access to limiting browse resources. Projects that promote or allow the spread of the occurring non-native annual species in upland scrub plant communities, especially occurring cheatgrass, have potential to negatively impact the effective fire frequency of surrounding scrub, leading to significant displacement of native browse species upon which overwintering mule deer depend. Development that cumulatively fragments upland scrub dominated by bitterbrush could significantly limit mule deer use of the available browse or their access to surface water at Lower Rock Creek.

SWALL MEADOWS. The community of Swall Meadows has developed in close association with large perennial springs that arise at the base of Wheeler Ridge. The artesian flows function to maintain native species diversity, recharge groundwater for vegetation and human use, and provide aesthetic values to a notably scenic landscape. Due to the seasonal drying of soils over many years, evaporite salt accumulation in spring discharge areas has been sufficient to create saline-alkaline conditions in limited areas. Thus, freshwater habitats are widely available for wetland-adapted species, as well as habitats for the (often sensitive) native species whose occurrences are locally restricted to soils exhibiting elevated salinity.

As in other areas of Mono County where human habitation has been focused, the surface waters are limited resources embedded within an upland forest or scrub-covered, seasonally waterless landscape. This position gives importance to the resources that remain available for wildlife use, including perennially aquatic species, seasonal visitors (nesting birds, for example) and long-distance migrants (mule deer). However, these flows are isolated in the sense that they do not discharge to surface flows at Lower Rock Creek or elsewhere. Infiltration and evapotranspiration eliminate surface flows within each incised discharge, a pattern that is clearly reflected in the pattern of riparian and mesic meadow vegetation communities they support. Relative to other communities associated with surface flows in Mono County, the pattern of wet and dry community occurrence is relatively intricate, and shifts that signal presence or shift from upland to wetland

types are likely to occur on any property. Wildlife, including sensitive species, may disperse from nearby extensive aquatic systems to these isolated springs and wetlands. However, the landscape generally is already impaired for use by wildlife, due to the existing development of uplands between and around wetland areas and surface waters.

Large areas of the naturally occurring and historically disturbed vegetation in uplands and wetlands settings were destroyed by catastrophic wildfire in 2015. The fire occurred during a period of notable drought in the area, and living cover was more or less completely destroyed regardless of plant community type, unless prior thinning had been performed (one example survived, in thinned Jeffrey Pine Forest). In the recovering fire zone, the likelihood of occurrence of sensitive plant or animal populations has been substantially decreased, while remaining unburned examples correspondingly gain substantial ecological importance as possible sources of recolonizers. There is evidence that the primarily bitterbrush-dominated former upland scrub type will not readily return, and should not be expected to be as prevalent in the near term seral development. On the other hand, spring-driven wetland zones are likely to recover their former pattern of vegetation in relatively quick order; areas mapped as wetland in 2014-15 can be presumed after 1-2 years to have completely regained their inherent potential to harbor sensitive plants and wildlife.

Swall Meadows Impacts: Future development in Swall Meadows that substantially modifies the habitat including soil and vegetation disturbance has some potential to impact the sensitive plant species Long Valley milkvetch, Lemmon's milkvetch, Mono milkvetch, pinyon rockcress, upswept moonwort, scalloped moonwort, Inyo County star-tulip, pygmy pussypaws, Hall's meadow hawksbeard, subalpine fireweed, Booth's evening primrose, Booth's hairy evening primrose, Inyo hulsea, slender lupine, Torrey's blazing star, dwarf monolepis, small-flowered grass of Parnassus, scalloped-leaved lousewort, Inyo beardtongue, naked-stem phacelia, Inyo phacelia, Owens Valley checkerbloom, alkali tansy-sage, slender-leaved pondweed, foxtail thelypodium, marsh arrow-grass, and golden violet, and the sensitive bryophyte Blandow's bog moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Wong's springsnail, Owens speckled dace, Long Valley speckled dace, Mount Lyell salamander, northern leopard frog, Sierra Nevada yellow-legged frog, willow flycatcher, western white-tailed jackrabbit, Owens Valley vole, and Sierra Nevada red fox. Any further loss or isolation of upland scrub vegetation habitat that is dominated by bitterbrush may reduce the local carrying capacity and reproductive success for mule deer that overwinter in the area, and construction during winter holding (November through April) may adversely but temporarily impact their access to limiting browse resources. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse, future development could cumulatively add to the landscape's already impaired function to support sensitive game species by limiting mule deer use of the available browse, or their access to surface water, or by blocking migration routes.

Projects that promote or allow the spread of the occurring non-native annual species in upland scrub plant communities, especially occurring cheatgrass, have potential to negatively impact the effective fire frequency of surrounding scrub. Significant loss of upland habitats, even temporarily, may decrease the viability of Long Valley milkvetch, Lemmon's milkvetch, Mono milkvetch, pinyon rockcress, pygmy pussypaws, Booth's evening primrose, Booth's hairy evening primrose, Inyo hulsea, slender lupine, Torrey's blazing star, dwarf monolepis, Inyo beardtongue, naked-stem phacelia, foxtail thelypodium, and golden violet locally, may impact burrows occupied by Sierra Nevada red fox, and may displace native bitterbrush and other browse species upon which overwintering mule deer depend. Fragmentation of upland scrub could cumulatively limit wildlife access to surface water at Swall Meadows' spring outflows. Alterations to local artesian hydrologic function that would reduce the reliability or change the seasonal timing of surface flows and shallow groundwater recharge have some potential to significantly impact the sensitive species Lemmon's milkvetch, upswept moonwort, scalloped moonwort, Inyo County star-tulip, Hall's meadow hawksbeard, subalpine fireweed, small-flowered grass of Parnassus, scalloped-leaved lousewort, Inyo phacelia, Owens Valley checkerbloom, alkali tansy-sage, slender-leaved pondweed, marsh arrow-grass, Blandow's bog moss, Wong's springsnail, Owens speckled dace, Long Valley speckled dace, Mount Lyell salamander, northern leopard frog, Sierra Nevada yellow-legged frog, willow flycatcher, and Owens Valley vole, which are dependent on aquatic habitat for all or part of their life cycle.

TOM'S PLACE. Habitats that are currently available for plants and wildlife including sensitive species at Tom's Place are nearly entirely upland. One small, springfed willow thicket amid the already developed central residential area and the narrow Rock Creek riparian corridor dominated by water birch provide the only exceptions. Development elsewhere would impact relatively xeric forest and scrub with no vegetative indications of wetland or riparian habitat presence. It

would occur in vegetation and soils that today resemble and remain highly connected to the undisturbed public lands that surround the town. Among the incorporated communities of Mono County, Tom's Place upland habitats are perhaps the least fragmented at this time.

Two major soil types are present, those derived from granitic parent material of the Sierra Nevada, and those derived from Bishop tuff volcanic material. Volcanic soils may be pumice-dominated, and isolated topographic depressions in this setting may be internally drained. This range of soils bolsters the list of potentially occurring sensitive plant species, although the overall dryness of the habitats would limit occurrences to species tolerant of long summer drought. The drought-tolerant shrub bitterbrush is dominant across soil types, being prevalent in the shrub canopy in scrublands as well as the most abundant understory component in most woodland and forest communities. The bulk of upland habitat north of US 395 is currently free of many noxious weeds that are typical of the region, including cheatgrass. High quality browse abundance along the traditional mule deer migration route that passes through and around Tom's Place is potentially limiting to the Round Valley Herd.

Tom's Place Impacts: Future development in Tom's Place may impact the potentially occurring sensitive plant species Long Valley milkvetch, Lemmon's milkvetch, Mono milkvetch, Masonic rockcress, pinyon rockcress, pygmy pussypaws, Booth's evening primrose, Booth's hairy evening primrose, Inyo hulsea, Torrey's blazing star, dwarf monolepis, Inyo beardtongue, foxtail thelypodium, marsh arrow-grass, and golden violet, and the sensitive bryophyte Blandow's bog moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Owens sucker, Owens speckled dace, Owens tui chub, Mount Lyell salamander, northern leopard frog, northern goshawk, willow flycatcher, blad eagle, spotted bat, western white-tailed jackrabbit, Sierra marten, and Sierra Nevada red fox. Substantial loss of upland vegetation that is dominated by bitterbrush has some potential to significantly reduce the local carrying for mule deer that migrate through the area, and construction during migration (April through June and September through December) may adversely impact their access to limiting browse resources. Cutting or fuel reduction-related removal of standing snags or large downed tree boles could impact potentially occurring Sierra marten den habitat, and habitat that is being used by roosting bats including spotted bat. Also, any disturbance to existing tuff outcrops could impact roosting bats including spotted bat.

Substantial alterations to the water quality, or seasonal pattern of the surface flows at Rock Creek could impact the potentially occurring sensitive plant species Lemmon's milkvetch and marsh arrowgrass, and the sensitive bryophyte Blandow's bog moss, and the potentially occurring wildlife species Owens sucker, Owens speckled dace, Owens tui chub, Mount Lyell salamander, and northern leopard frog, which are dependent on aquatic habitat for all or part of their life cycle. Impacts identified for Rock Creek habitats within Tom's Place may extend downstream into Lower Rock Creek and the hydrologically connected, long-standing canals of Round Valley. Projects that promote or allow the spread of the occurring non-native annual species in upland scrub plant communities, especially cheatgrass, have a potential to negatively impact the effective fire frequency.

Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse, future development could cumulatively impair the landscape's function to support sensitive game species by limiting mule deer use of the available browse, or their access to surface water at Rock Creek, or by blocking migration routes or redirecting animals onto US 395.

LITTLE ROUND VALLEY. Private lands at Little Round Valley are situated around a group of artesian springs and their outflow channels. Many of the habitats supported by these flows have been historically modified through progressive channelization, culvert installation, and vegetation clearing. Meadows north of Crowley Lake Drive have been expanded through water-spreading and managed for grazing. Habitats that could be potentially occupied by sensitive plants and animals generally occur as patches within the historically disturbed properties that comprise most of Little Round Valley. In this context, the outflow corridors, which support limited riparian vegetation, may yet serve as corridors for wildlife dispersal, daily and migratory movements, and use of the remaining habitat values.

The artesian outflows are seasonally connected to the Crowley Lake reservoir on the Owens River, but no flows of sufficient magnitude or quiet pools suitable for sensitive fish of Crowley Lake are present. Due to the seasonal drying of soils over many years, evaporite salt accumulation in spring discharge areas has been sufficient to create saline-alkaline conditions. Thus, freshwater habitats are widely available for wetland-adapted plant species, as well as habitats for the

(often sensitive) species whose occurrences are locally restricted to soils exhibiting elevated salinity. In addition, soils north of Crowley Lake Drive are widely derived from Bishop tuff volcanic material, further increasing the range of habitats available for sensitive plants.

The drought-tolerant shrub bitterbrush is patchily dominant across soils derived from granitic material of the steeply rising Sierra Nevada. Much of this upland habitat is currently free of many noxious weeds that are typical of the region, including cheatgrass. High quality browse abundance along the traditional mule deer migration route that passes through and around Little Round Valley is potentially limiting to the Round Valley Herd. Species that may be used by Bi-State greater sage grouse during overwintering or chick-rearing are dominant in the plant communities north of Crowley Lake Drive, and some of this area was recently proposed as critical habitat for the recovery of the Bi-State Population.

Little Round Valley Impacts: Future development in Little Round Valley may impact the potentially occurring sensitive plant species Long Valley milkvetch, Lemmon's milkvetch, Mono milkvetch, smooth saltbush, Masonic rockcress, pinyon rockcress, upswept moonwort, scalloped moonwort, Inyo County star-tulip, pygmy pussypaws, western single-spiked sedge, Hall's meadow hawksbeard, subalpine fireweed, Booth's evening primrose, Booth's hairy evening primrose, Inyo hulsea, alkali ivesia, Torrey's blazing star, dwarf monolepis, small-flowered grass of Parnassus, scalloped-leaved lousewort, Inyo beardtongue, naked-stem phacelia, Inyo phacelia, alkali tansy-sage, slender-leaved pondweed, foxtail thelypodium, marsh arrow-grass, and golden violet, and the sensitive bryophyte Blandow's bog moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Wong's springsnail, Owens speckled dace, Long Valley speckled dace, Mount Lyell salamander, northern goshawk, greater sage grouse (Bi-State DPS), willow flycatcher, prairie falcon, spotted bat, western white-tailed jackrabbit, Sierra marten, and Sierra Nevada red fox.. In Little Round Valley, any further loss of upland scrub vegetation habitat that is dominated by bitterbrush may reduce the local carrying capacity for mule deer that migrate through the area. Cutting or fuel reduction-related removal of standing snags or large downed tree boles could impact potentially occurring Sierra marten den habitat, and habitat that is being used by roosting bats including spotted bat.

Any alterations to the hydrologic function, water quality, or quantity of the naturally occurring perennial or seasonal spring-driven surface flows at Little Round Valley could impact the potentially occurring sensitive plant species Lemmon's milkvetch, upswept moonwort, scalloped moonwort, Inyo County star-tulip, western single-spiked sedge, Hall's meadow hawksbeard, subalpine fireweed, alkali ivesia, small-flowered grass of Parnassus, scalloped-leaved lousewort, Owens Valley checkerbloom, alkali tansy-sage, slender-leaved pondweed, and marsh arrowgrass, and the sensitive bryophyte Blandow's bog moss. Such alterations could also impact populations of the potentially occurring sensitive wildlife species Wong's springsnail, Owens speckled dace, Long Valley speckled dace, and Mount Lyell salamander, which are dependent on aquatic habitat for all or part of their life cycle. Impacts identified for habitats containing spring-driven surface flows within Little Round Valley may extend downstream where these flows are tributary to the Owens River at Crowley Reservoir.

Projects that promote the spread of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of undeveloped within-town parcels and the surrounding public lands more generally, leading to displacement of native browse species upon which resident and migrating mule deer depend, and upon which foraging or chick-rearing greater sage grouse may depend. Increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, could cumulatively limit deer access to surface water or fawning habitat, or could impact greater sage grouse access to sagebrush resources and marginally available chick-rearing habitat north of Crowley Lake Drive.

CROWLEY LAKE. Aquatic and riparian resources are prominent within the town of Crowley Lake. Vegetation associated with these extensive areas is relatively lush, and is diverse in comparison to the xeric scrubland environments occurring more generally in the southern Long Valley. Mesic plant communities in Crowley Lake are supported by perennial to (less commonly) seasonal shallow groundwater recharge from the abundant spring flows that accumulate in Whisky and Hilton Creeks as they pass through town. All of the current flowpaths have been to some degree historically altered, with apparent widespread devegetation of aspen-dominated riparian forest, and long-standing diversions for pasture creation. While long-term vegetation removal, water spreading and grazing are types of

disturbance that might limit sensitive species occurrence, it has also been found that with time these created meadows do support both sensitive plants and animals. The larger flows fall steeply yet contain quiet reaches, and quiet, sometimes constructed pools occur at various spring outflows, and these microhabitats may yet serve as refugia for sensitive mollusks, fish and amphibians of the region. Perennial surface flows ultimately are regathered for discharge to the nearby Crowley Lake reservoir on the Owens River.

Crowley Lake Impacts: Future development in Crowley Lake may impact the potentially occurring sensitive plant species Long Valley milkvetch, Lemmon's milkvetch, Mono milkvetch, Masonic rockcress, pinyon rockcress, upswept moonwort, scalloped moonwort, Inyo County star-tulip, pygmy pussypaws, western single-spiked sedge, subalpine fireweed, Booth's evening primrose, Booth's hairy evening primrose, pine fritillary, Inyo hulsea, Torrey's blazing star, dwarf monolepis, small-flowered grass of Parnassus, scalloped-leaved lousewort, Inyo beardtongue, naked-stem phacelia, slender-leaved pondweed, foxtail thelypodium, marsh arrow-grass, and golden violet, and the sensitive bryophyte Blandow's bog moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Wong's springsnail, Owens sucker, Owens speckled dace, Long Valley speckled dace, Owens tui chub, Mount Lyell salamander, northern goshawk, greater sage grouse (Bi-State DPS), willow flycatcher, prairie falcon, bald eagle, spotted bat, western white-tailed jackrabbit, Sierra marten, and Sierra Nevada red fox. In Crowley Lake, any further loss of upland scrub vegetation habitat that is dominated by bitterbrush may reduce the local carrying capacity for mule deer that migrate through the area. Loss of upland scrub vegetation habitat that is dominated by dense big sagebrush, or emplacement of new structures and activities that subsidize predator abundance or grant predatory advantage in these habitats (for example, new raptor perches) may reduce the available habitat for greater sage grouse that are known to forage, and that potentially choose to nest, or raise chicks in the meadow and scrub areas north and west of town. Cutting or fuel reduction-related removal of standing snags or large downed tree boles could impact potentially occurring Sierra marten den habitat, and habitat that is being used by roosting bats including spotted bat. Removal of riparian tree canopies could impact Wong's springsnail, Owens sucker, Owens speckled dace, Long Valley speckled dace, and Owens tui chub due to loss of the shaded habitat, bank stabilization, and flow attenuation they provide.

Any alterations to the hydrologic function, water quality, or quantity of the naturally occurring perennial or seasonal spring-driven surface flows at Crowley Lake could impact the potentially occurring sensitive plant species Lemmon's milkvetch, upswept moonwort, scalloped moonwort, Inyo County star-tulip, western single-spiked sedge, subalpine fireweed, small-flowered grass of Parnassus, scalloped-leaved lousewort, slender-leaved pondweed, and marsh arrowgrass, and the sensitive bryophyte Blandow's bog moss. Such alterations could also impact populations of the potentially occurring sensitive wildlife species Wong's springsnail, Owens sucker, Owens speckled dace, Long Valley speckled dace, Owens tui chub, and Mount Lyell salamander, which are dependent on aquatic habitat for all or part of their life cycle. Disturbance of water-spreading and collecting ditches and associated irrigated areas are as likely to impact potentially occurring aquatic-dependent species as are their naturally occurring analogs, due to the long-standing operation of these irrigation conveyances and their hydrologic connection to waters that are tributary to Owens River. Impacts identified for habitats containing spring-driven surface flows within Crowley Lake may extend downstream where these flows are tributary to the Owens River at Crowley Reservoir.

Projects that promote the abundance of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of surrounding public lands, leading to displacement of native browse species upon which resident and migrating mule deer depend, and upon which foraging or chick-rearing greater sage grouse of the South Mono PMU may depend. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair mule deer use of the available browse, or their access to surface water or fawning habitat. Such development could block the local migration route that passes through and around Crowley Lake, or redirect animals onto US 395, or limit greater sage grouse access to sagebrush resources and available chick-rearing habitat.

McGEE CREEK AND LONG VALLEY. These unincorporated communities lie adjacent to the US 395 corridor, which partially isolates them from the greater extent of private and public lands that make up the Long Valley Region to the

east. Both remain well connected to the public lands of the steeply rising Sierra Nevada to the immediate west. The reach of McGee Creek and the artesian springs and outflows that these communities encompass are connected offsite via culverts under US 395 to a network of water spreading ditches that support extensive pastures near the shore of Crowley Lake, and ultimately discharge to the Owens River at Crowley Reservoir. The perennially watered channels within the Mono County communities contain slow-flowing reaches, and limited areas of quiet pools that may yet serve as refugia for populations of sensitive mollusks, fish and amphibians of the region.

While the highway likely functions as a barrier to dispersal and wildlife movements from the east, there are currently no other significant barriers to wildlife use of the remaining undeveloped areas. The current situation in each community is a core of existing development surrounded by buffer-like areas where the only apparent disturbance has been routine firebreak clearing. Riparian areas include conditions ranging from channelized, devegetated, or otherwise highly disturbed in core areas to relatively undisturbed habitats at community fringes that may reasonably harbor sensitive plants and wildlife of the region. Potentially occurring sensitive plants would be adapted to the dependable supply of moisture, and wildlife that potentially would be attracted to the limited dense and productive vegetation of riparian areas includes nesting migratory birds such as willow flycatcher and burrowing rodents such as Mt. Lyell shrew and Sierra Nevada mountain beaver. Upland scrub habitats occur within a traditional migratory corridor for mule deer, in an area where the corridor is already impeded by the US 395 corridor, and sagebrush-dominated scrub of this area may be within the greater Long Valley habitat that is used by the largest core population of greater sage grouse in Mono County.

McGee Creek and Long Valley Impacts: Future development in McGee Creek and Long Valley may impact the potentially occurring sensitive plant species Long Valley milkvetch, Lemmon's milkvetch, Mono milkvetch, Masonic rockcress, pinyon rockcress, upswept moonwort, scalloped moonwort, Inyo County star-tulip, western single-spiked sedge, subalpine fireweed, Booth's evening primrose, Booth's hairy evening primrose, pine fritillary, Inyo hulsea, dwarf monolepis, small-flowered grass of Parnassus, scalloped-leaved lousewort, naked-stem phacelia, slender-leaved pondweed, foxtail thelypodium, and marsh arrow-grass, and the sensitive bryophyte Blandow's bog moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Wong's springsnail, Owens sucker, Owens speckled dace, Long Valley speckled dace, Owens tui chub, Mount Lyell salamander, Swainson's hawk, greater sage grouse (Bi-State DPS), willow flycatcher, Sierra Nevada mountain beaver, western white-tailed jackrabbit, Mount Lyell shrew, American badger, and Sierra Nevada red fox. Impacts to upland scrub vegetation habitat that contains a substantial fraction of bitterbrush may reduce the local carrying capacity for mule deer that migrate through the area. Loss of upland scrub vegetation habitat that is dominated by dense big sagebrush, or emplacement of new structures and activities that subsidize predator abundance or grant predatory advantage in these habitats (for example, new raptor perches) may reduce the available habitat for greater sage grouse that potentially may forage or choose to nest in the area. Removal of riparian tree canopies could impact Wong's springsnail, Owens sucker, Owens speckled dace, Long Valley speckled dace, and Owens tui chub due to loss of the shaded habitat, bank stabilization, and flow attenuation they provide.

Alterations to the hydrologic function, water quality, or quantity of the naturally occurring perennial or seasonal spring-driven surface flows at McGee Creek and Long Valley could impact the potentially occurring sensitive plant species Lemmon's milkvetch, upswept moonwort, scalloped moonwort, Inyo County star-tulip, western single-spiked sedge, subalpine fireweed, small-flowered grass of Parnassus, scalloped-leaved lousewort, slender-leaved pondweed, and marsh arrowgrass, and the sensitive bryophyte Blandow's bog moss. Such alterations could also impact populations of the potentially occurring sensitive wildlife species Wong's springsnail, Owens sucker, Owens speckled dace, Long Valley speckled dace, Owens tui chub, and Mount Lyell salamander, which are dependent on aquatic habitat for all or part of their life cycle. Disturbance of riparian habitats that have not been subjected to thinning or livestock grazing and trampling could cause impact to denning habitat of potentially occurring Sierra Nevada mountain beaver and Mount Lyell shrew. Impacts identified for habitats containing spring-driven surface flows within McGee Creek and Long Valley may extend downstream to long-standing irrigation canals of the western Long Valley, and all these flows are tributary to Owens River at Crowley Reservoir.

Projects that promote the abundance of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of the scrub both within town and at the surrounding public lands, leading to displacement of native browse species upon which summer resident and migrating mule deer depend, and upon which foraging or nesting greater sage grouse of the South Mono PMU may

depend. Increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement associated with future development could cumulatively impact wildlife access to surface water, blocking migration routes or redirecting animals onto US 395.

JUNE LAKE. Areas of existing and future development in June Lake include The Village/Highlands/Rodeo Grounds, a mountainous and lakes basin area at and near the naturally occurring June Lake and Gull Lake, and Downcanyon along Reversed Creek at and above its confluence with Rush Creek and Silver Lake. The habitats that are available for sensitive plants and wildlife in these areas are the most diverse of any unincorporated community studied in Mono County, ranging from massive, sparsely vegetated granite outcrops to upland coniferous forest to lush riparian and lakeshore areas. Furthermore, among riparian plant communities especially, the range of dominant canopy and understory species, and the corresponding juxtapositioned differences in habitat structures is greater than at any other studied town. With the exception of lowlands between June Lake and Gull Lake, a few existing developments along Reversed Creek, and a limited set of tributaries that have been dewatered for domestic supply, riparian corridors of June Lake remain relatively intact and have an undisturbed appearance that brings notable aesthetic value to the community. Their overall integrity implies that suitable habitat for regionally adapted plant and wildlife species remains available and may be occupied, and the variability of these habitats widens the set of potentially occurring sensitive species.

Artesian springs number more than one hundred within the Downcanyon area, and are also present occasionally in the Village and Rodeo Grounds areas. Occurrences are invariably marked by a preponderance of wetland-adapted vegetation similar to adjacent assemblages along the various riparian corridors, and these corridors remain relatively densely vegetated and available for use by wildlife that reside within or pass through town. The pattern of residential and business development has generally not created significant barriers to wildlife dispersal and movement into the area of potential future development from outlying areas of high quality habitat. Like most unincorporated communities in Mono County, the vegetation of outlying adjacent lands is expansive, undisturbed forest, sagebrush scrub, and riparian woodlands.

Soils are generally derived from granitic parent material, with relatively high organic matter accumulation in low-lying areas, where riverine and springfed soil saturation occurs at least seasonally and commonly persists throughout the year. However, small contrasting areas of pumice accumulation (always with low organic matter content) and basins with internal drainage may occur in the Village/Highlands/Rodeo Grounds area.

June Lake Impacts: Future development in June Lake may impact the potentially occurring sensitive plant species mountain bentgrass, Long Valley milkvetch, Mono milkvetch, Masonic rockcress, Tulare rockcress, scalloped moonwort, common moonwort Liddon's sedge, western single-spiked sedge, western valley sedge, tall draba, subalpine fireweed, Booth's evening primrose, Booth's hairy evening primrose, Mono Lake lupine, Torrey's blazing star, bog sandwort, Robbins' pondweed, Oregon champion, Masonic Mountain jewelflower, slender-leaved pondweed, and golden violet, the sensitive bryophyte Bolander's candlemoss, and the sensitive aquatic felt lichen, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Mount Lyell salamander, Swainson's hawk, greater sage grouse (Bi-State DPS), northern harrier, yellow flycatcher, willow flycatcher, bald eagle, osprey, Brewer's sparrow, yellow-headed blackbird, Sierra Nevada mountain beaver, pygmy rabbit, spotted bat, western mastiff bat, western white-tailed jackrabbit, Sierra marten, fisher (West Coast DPS), long-eared myotis, Yuma myotis, Mount Lyell shrew, American badger, and Sierra Nevada red fox..

Loss of upland scrub vegetation habitat that is dominated by dense big sagebrush, or emplacement of new structures and activities that subsidize predator abundance or grant predatory advantage in these habitats (for example, new raptor perches) may reduce the habitat available for potentially occurring pygmy rabbit and western white-tailed jackrabbit, and the (marginally available) habitat for greater sage grouse (Parker Meadows PMU) that potentially may forage or raise broods in the Highlands area. Removal of riparian or nearby upland standing snags or large downed tree boles could impact denning habitat for potentially occurring Sierra Nevada mountain beaver, Sierra marten, and fisher, and for the typical prey species of Sierra marten and fisher, and roosting habitat for potentially occurring bats including western mastiff bat, long-eared myotis, and Yuma myotis, Project-related disturbance to upland habitats containing large conifers could impact nesting bald eagle and osprey, while disturbance to areas near the meadow – riparian forest interface at Silver Lake could impact nesting Swainson's hawk and northern harrier, if this disturbance occurs during the period February 15 to September 15.

Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair mule deer use of the available browse, their access to surface water, fawning habitat, or migration routes. Further loss of integrity of the naturally occurring riparian corridor vegetation could cumulatively impact habitat availability, population dispersal, and other movements of Mount Lyell salamander, Sierra marten, fisher, Mount Lyell shrew, and Sierra Nevada red fox. Construction of development that erects linear barriers to wildlife movement may redirect animals onto Highway 158.

Any alterations to the hydrologic function, water quality, or quantity of the naturally occurring perennial or seasonal surface flows, including spring-driven flows, that are tributary to Reversed Creek or Rush Creek could impact the potentially occurring sensitive plant species mountain bentgrass, scalloped moonwort, common moonwort, Liddon's sedge, western single-spiked sedge, western valley sedge, tall draba, subalpine fireweed, bog sandwort, Robbins' pondweed, and, slender-leaved pondweed, the sensitive bryophyte Bolander's candel moss, and the sensitive aquatic felt lichen. Such alterations could also impact populations of the potentially occurring sensitive wildlife species Mount Lyell salamander and yellow-headed blackbird, which are dependent on aquatic habitat for part of their life cycle. Disturbance or subsequent project-related dieback of riparian and lakeshore habitats could cause impact to denning habitat of potentially occurring Sierra Nevada mountain beaver and Mount Lyell shrew, and nesting yellow warbler, willow flycatcher, and yellow-headed blackbird. Impacts identified for habitats containing surface flows may extend downstream to the Rush Creek drainage, which is terminal at Mono Lake but is also diverted to become a substantial tributary to Owens River (at East Portal).

LEE VINING. Habitats for sensitive plants and wildlife remaining in Lee Vining are generally located only at the outskirts of town and along Lee Vining Creek. Most of the diversity of occurring species is restricted to the riparian forest and woodland habitats of Lee Vining Creek, and most of the potentially occurring sensitive species would be found only there. While the Lee Vining Creek riparian zone vegetation is as yet in recovery from significant historical disturbance (the reach through Lee Vining was dewatered 1947-1986), US 395 and the adjacent power station are now the only substantial ecological barriers to use by local wildlife. Sensitive birds, bats, salamanders, and mammals may enter the area from adjacent habitats at the nearby Mono Lake reserve, or from the extensive scrub-covered public lands of Pumice Valley. Lee Vining is situated at the mouth of Lee Vining Canyon, an impressive Sierra Nevada drainage known to harbor extant populations of many sensitive species. In the 30 years since stream rewatering, it is possible that sensitive wetland plants have also colonized the restored riparian habitat of Lee Vining Ck.

Most of the vegetation where future development may occur is upland sagebrush scrub. Relatively undisturbed soils in these relatively xeric plant communities are often signaled by the presence of relic wave berms, which were created by the lakeshore action of the (post-glacially) retreating Mono Lake. These soils are generally pumice-dominated, and it is possible that the areas of slightly depressed topography between relic berms are internally drained. Within any larger sagebrush scrub assemblages at Lee Vining, it will be possible to find embedded areas of elevated salinity or nutrient deficiency that cause shifts in dominant vegetation and create habitat for potentially occurring sensitive plants of the region.

Lee Vining Impacts: Future development in Lee Vining may impact the potentially occurring sensitive plant species Great Basin onion, Mono milkvetch, Masonic rockcress, scalloped moonwort, common moonwort Wheeler's dune-broom, Bodie Hills cusickiella, Booth's evening primrose, Mono Lake lupine, intermontane lupine, Torrey's blazing star, Robbins' pondweed, Oregon campion Masonic Mountain jewel flower, slender-leaved pondweed, dune horsebrush, and golden violet, and the sensitive aquatic felt lichen, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Mount Lyell salamander, long-eared owl, greater sage grouse (Bi-State DPS), yellow flycatcher, willow flycatcher, osprey, bank swallow, Brewer's sparrow, Sierra Nevada mountain beaver, pygmy rabbit, western mastiff bat, western white-tailed jackrabbit, long-eared myotis, Yuma myotis, American badger, and Sierra Nevada red fox. Loss of upland scrub vegetation habitat that is dominated by dense big sagebrush, or emplacement of new structures and activities that subsidize predator abundance or grant predatory advantage in these habitats (for example, new raptor perches) may reduce the habitat available for potentially occurring pygmy rabbit and western white-tailed jackrabbit, and the available habitat for greater sage grouse (Parker Meadows PMU) that potentially may forage in the Lee Vining area. Removal of riparian or nearby upland standing snags or

large downed tree boles could impact denning habitat for potentially occurring Sierra Nevada mountain beaver, and roosting habitat for potentially occurring bats including western mastiff bat, long-eared myotis, and Yuma myotis. In addition, removal of existing buildings could impact roosting bats such as western mastiff bat. Disturbance of the gorge-like habitat associated with Lee Vining creek could impact colonially nesting bank swallow.

Any substantial alterations to the hydrologic function, water quality, or seasonal dynamics of Lee Vining Creek could impact the potentially occurring sensitive plant species scalloped moonwort, common moonwort, Robbins' pondweed, and slender-leaved pondweed, and the sensitive aquatic felt lichen. Such alterations could also directly impact the potentially occurring sensitive wildlife species Mount Lyell salamander which is dependent on aquatic habitat for part of its life cycle, or could cumulatively impact population dispersal of this species. Impacts identified for habitats containing surface flows may extend downstream to its terminus at Mono Lake. Project-related disturbance to vegetation within or near the Lee Vining Creek corridor could impact nesting yellow warbler and willow flycatcher, if the disturbance occurs during the period February 15 – September 15.

Projects that promote the spread of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of surrounding scrub, leading to displacement of native browse species upon which resident and migrating mule deer depend, and upon which foraging greater sage grouse may depend. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair mule deer use of the available browse, or their access to surface water at Lee Vining Creek. Construction or installations that create linear barriers to wildlife movement may increase collisions by redirecting animals onto US 395.

BRIDGEPORT. Central Bridgeport occupies a small portion of the Bridgeport Valley, in the easternmost portion of the wide, meadow-like flatlands that characterize the local landscape. Potentially developable lands at the margin, where irrigated and spring-watered meadows transition to relatively dry, low hills, are covered by sagebrush scrub and singleleaf pinyon woodland. Spring-driven wetlands at this margin have developed saline character, including dominance by species tolerant to saline-alkaline soils and the presence of an episodic evaporite crust. Their spatial influence is complexly interspersed with the irrigated, presumably somewhat freshened soils of the valley flatlands, and some springflows are robust enough to seasonally discharge into the East Walker River as it flows through Bridgeport. Extensive meadow-like pasturage has been maintained by long-standing ditch systems that deliver diverted water flowing from the nearby Sierra Nevada. Surface waters and shallow groundwater maintained in these habitats also seasonally discharge into the East Walker River. All of these meadows and meadow-like assemblages, whether naturally occurring or managed, exhibit certain similarities: the dominant plants are generally subject to long-term, intensive grazing, mowing, or OHV-related disturbance, yet all exhibit populations of primarily native sedges, rushes, and grasses that are self-sustaining under the current pattern of seasonal recharge.

In contrast to the wetland and wetland-like plant communities of the lowlands and lowlands fringe, the rolling hills where development will occur are seasonally dry. The vegetation and wildlife there are subject to long annual drought induced by a rain shadow effect of the Sierra Nevada, receiving some respite only when monsoonal thunderstorms develop. The only incised conveyances of surface waters in upland areas are very small tributary swales and gullies that carry ephemeral flows. None of these maintain meadow-like vegetation or exhibit shifts in the dominant vegetation to greater diversity, more vigorous growth, or wetland-tolerant species. Uplands are thus species-depauperate generally, and large blocks of relatively undisturbed scrub are dominated by a single species, big sagebrush, with a relatively intact desert pavement mulch.

Historical, progressive modification of all naturally occurring wetland resources is very evident in Bridgeport. Lush or diverse growth now occurs only where livestock grazing is excluded. Some springfed outflows are completely devegetated or now support only non-native plant species, and most have been channelized and eventually diverted. Existing housing and infrastructure that is scattered in the low hills of Bridgeport, and the highly traveled US 395, serve to some degree to isolate Bridgeport Valley bottomlands and portions of the East Walker River from Bodie Hills and Masonic Hills upland montane habitats on extensive public lands to the north and east.

Bridgeport Impacts: Future development in Bridgeport may impact the potentially occurring sensitive plant species Great Basin onion, Long Valley milkvetch, Lavin's milkvetch, broad-keeled milkvetch, Masonic rockcress, Inyo County star-tulip, western valley sedge, Hall's meadow hawksbeard, Bodie Hills cusickiella, Dugway's wild buckwheat, American manna grass, intermontane lupine, Torrey's blazing star, sagebrush bluebells, alkali tansy sage, prairie wedge grass, Masonic Mountain jewelflower, many-flowered thelypodium, and golden violet, and the sensitive bryophyte Blandow's bog moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species Wong's springsnail, greater sage grouse (Bi-State DPS), pygmy rabbit, western white-tailed jackrabbit, Mount Lyell shrew, and American badger. Loss of upland scrub vegetation habitat that contains a substantial fraction of big sagebrush, including Black Greasewood Scrub, or emplacement of new structures and activities that subsidize predator abundance or grant predatory advantage in these habitats (for example, new raptor perches) may reduce the habitat available for potentially occurring pygmy rabbit and western white-tailed jackrabbit, and the available habitat for greater sage grouse (Bodie Hills PMU) that potentially may forage or raise broods in the Bridgeport area.

Any substantial alterations to the hydrologic function, water quality, or seasonal dynamics of East Walker River or long-standing tributary irrigation and drainage waters in Bridgeport Valley could impact the potentially occurring sensitive plant species Inyo County star-tulip, western valley sedge, Hall's meadow hawksbeard, American manna grass, Torrey's blazing star, sagebrush bluebells, alkali tansy sage, and prairie wedge grass, and the sensitive bryophyte Blandow's bog moss. Such alterations could also directly impact the potentially occurring sensitive wildlife species Wong's springsnail, which is dependent on aquatic habitat for all of its life cycle. Impacts identified for habitats containing surface flows may extend downstream to the Bridgeport Reservoir and Walker River, which is considered a Waters of the U.S.

Projects that promote the spread of occurring non-native trees and grasses in wetland and riparian plant communities or in upland scrub plant communities, especially occurring cheatgrass, could displace sensitive plant species and native browse species upon which wildlife such as mule deer and greater sage grouse depend. Encouragement of non-native plant spread may negatively impact the effective fire frequency of the vegetation. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair wildlife use of the available browse, or their access to surface water at East Walker River. Construction or installations that create linear barriers to wildlife movement may increase collisions by redirecting animals onto US 395.

WALKER. Potentially developable lands in the unincorporated community of Walker include the southernmost portion of Antelope Valley, and the lowest gorge-like portion above the mouth of the West Walker River Canyon. Most of the lower lying expanse of Antelope Valley flatlands, which lies mainly north of Walker, has been converted to annual cropping fields and pasture. Business and housing developments within Walker have occurred and will occur primarily along the West Walker River, and on the lower slopes of mountainous terrain ringing the southern end of Antelope Valley. The perennial flow of West Walker River supports patches of typical Great Basin riparian forest, and some blocks of upland scrub east of the river remain relatively intact. But a far more extensive portion of the vegetation of Walker is now in recovery from catastrophic wildfire and/or flooding, which have destroyed most of the riparian forest, pinyon-juniper woodland, and sagebrush scrub that until recently was characteristic of the mouth of Walker River Canyon and the southern fringe of Antelope Valley.

Long-standing diversions of the West Walker River into irrigation supply canals for agriculture to the north has created corridors of riparian habitat within the otherwise arid landscape east of the river. These continuous but narrow, seasonally to perennially watered plant communities have become largely analogous to naturally occurring riparian corridors at Mill Creek and Rock Creek, perennially watered tributaries that join the West Walker River as it passes through Walker. Like these tributaries, canals and ditches are patchily dominated by non-native trees. Non-native plants, primarily annual species such as cheatgrass, are prevalent in every community type and nearly every occurring example in Walker. Weedy stands occur in historically revegetated areas west of the river, along US 395, and across the entire area affected by wildfire.

Walker Impacts: Future development in Walker may impact the potentially occurring sensitive plant species Lavin's milkvetch, Bodie Hills rockcress, Liddon's sedge, western valley sedge, Bodie Hills cusickiella, American manna grass, little cutleaf, sagebrush bluebells, Mono County phacelia, spiny milkwort cutleaf checkerbloom, prairie

wedge grass, and Masonic Mountain jewelflower, and the sensitive bryophytes Blandow's bog moss and Shevock's bristle moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species greater sage grouse (Bi-State DPS), pallid bat, western white-tailed jackrabbit, western small-footed myotis, long-eared myotis, fringed myotis, Yuma myotis, and American badger. Riparian and meadow habitats that have been created and maintained by long-standing irrigation canals (where vegetation development is analogous to nearby naturally occurring riparian and meadow habitat) are treated the same as naturally occurring habitats when analyzing impacts to sensitive species. Despite being recently converted by wildfire, disturbance of former areas of upland scrub and Pinyon-Juniper Woodland could impact potentially occurring (relic) populations of Bodie Hills cusickiella, little cutleaf, sagebrush bluebells, Mono County phacelia, spiny milkwort cutleaf checkerbloom, and Masonic Mountain jewelflower, and the sensitive bryophyte Shevock's bristle moss. Projects that will disturb rock outcrops in upland scrub habitats could impact roosting bats, including pallid bat, western small-footed myotis, long-eared myotis, fringed myotis, and Yuma myotis.

Any substantial alterations to the hydrologic function, water quality, or seasonal dynamics of West Walker River, its tributary streams, and long-standing irrigation and collection ditches in Antelope Valley could impact the potentially occurring sensitive plant species Liddon's sedge, western valley sedge, American manna grass, sagebrush bluebells, cutleaf checkerbloom, and prairie wedge grass, and the sensitive bryophyte Blandow's bog moss. Such alterations or loss of habitat dominated by big sagebrush could also impact overwintering greater sage grouse. Removal or other substantial disturbance of existing buildings in disturbed areas, or large trees in riparian settings, or culverts and bridges associated with the numerous watered conveyances, and existing dewatered conveyances, could cause impacts to roosting bats, including pallid bat, western small-footed myotis, fringed myotis, and Yuma myotis. Impacts identified for habitats containing surface flows may extend downstream to Walker Lake in Nevada.

Projects that promote the spread of occurring non-native Russian olive, white poplar, black locust or Siberian elm trees in wetland and riparian plant communities could lead to displacement of potentially occurring Liddon's sedge, western valley sedge, American manna grass, sagebrush bluebells, cutleaf checkerbloom, and prairie wedge grass. Projects that promote the spread or persistence of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of surrounding scrub, leading to displacement of native browse species upon which resident mule deer depend, and upon which overwintering greater sage grouse may depend. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impact mule deer by limiting use of the available browse, limiting access to surface water at West Walker River, its tributaries, and associated irrigation water conveyances, or redirecting animals onto US 395.

COLEVILLE. Coleville is located adjacent to the West Walker River at the western edge of Antelope Valley. Existing developments include annual cropping systems and irrigated pastures in the areas between generally scattered housing. Long-standing pastures and agricultural fields in rotation have lost much of their former habitat value for native vegetation and wildlife. However, vegetated canals, windrow trees, and border hedgerows form an interconnected network with the West Walker River and its tributaries throughout the town, and many attractive habitat values for nesting birds, and aquatic/riparian species are provided. Non-native, invasive trees, agricultural weeds and pasture grasses are common in these systems, but the dominant vegetation is typically native. For example, native grasses have often colonized the irrigated habitats, even where grazing has been regularly practiced. In addition to their cultural roles, these created habitats function to maintain local species diversity, and alter the quality of waters that ultimately are returned to the West Walker River.

Coleville is bisected by US 395, which may be a significant barrier to daily wildlife use of surface waters and lush vegetation that characterize the most attractive available habitats, including riparian forest and woodland stands at the West Walker River. Spring-driven surface flows arising west of the highway, seasonal tributary flows to West Walker River, and some unlined irrigation conveyances must pass under the highway through culverts. Diversions of waters arising naturally west of the highway are generally seasonal, and may be subject to ecologically unreliable patterns of flow management, yet the narrow corridors of primarily native, riparian analog growths mapped in 2014 on either side of the highway were otherwise remarkably continuous and vigorous.

Native upland, riparian, and palustrine emergent wetlands west of US 395 are for the most part in seral recovery from devastating wildfire. Remaining unburned stands near the school suggest that the upland vegetation may one day return to pinyon-juniper woodland. Wetland areas are returning to native cover by willows or sedges, with some vegetative indications of saline soil development at fault-aligned springs west of Larson Lane. A pervasive member of all of these assemblages, at least since the wildfire opened these habitats, is cheatgrass, a non-native annual grass that reproduces prodigiously and may ecologically arrest the return to the desired native vegetation. This species can maintain an open, disturbed habitat as now exists by significantly increasing the frequency of reburn, and is of little value to local wildlife in comparison to the desired condition. Other significant non-natives of the weedy current condition include tumble mustard and Russian thistle.

Coleville Impacts: Future development in Coleville may impact the potentially occurring sensitive plant species Lavin's milkvetch, Liddon's sedge, western valley sedge, Bodie Hills cusickiella, American manna grass, little cutleaf, spiny milkwort cutleaf checkerbloom, and Masonic Mountain jewelflower, and the sensitive bryophyte Shevock's bristle moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species greater sage grouse (Bi-State DPS), pallid bat, Sierra Nevada mountain beaver, western small-footed myotis, long-eared myotis, fringed myotis, and Yuma myotis. Riparian and meadow habitats created and maintained by long-standing irrigation canals should be treated as analogous to naturally occurring riparian and meadow habitat with regard to habitat loss, and so disturbance there could impact potentially occurring Liddon's sedge, western valley sedge, American manna grass, and cutleaf checkerbloom. Despite being recently converted by wildfire, disturbance of former areas of upland scrub and Pinyon-Juniper Woodland could impact potentially occurring (relic) populations of Lavin's milkvetch, Liddon's sedge, western valley sedge, Bodie Hills cusickiella, little cutleaf, spiny milkwort cutleaf checkerbloom, and Masonic Mountain jewelflower, and the sensitive bryophyte Shevock's bristle moss. Projects that will disturb rock outcrops in upland scrub habitats could impact roosting bats, including pallid bat, western small-footed myotis, long-eared myotis, fringed myotis, and Yuma myotis.

Any substantial alterations to the hydrologic function, water quality, or seasonal dynamics of West Walker River, its tributary streams, and long-standing irrigation and collection ditches in Antelope Valley, or the meadows supported by this irrigation in Coleville, could impact the potentially occurring sensitive plant species Liddon's sedge, western valley sedge, American manna grass, and cutleaf checkerbloom and could impact potentially occurring brood-raising greater sage grouse (Desert Creek/Fales or Pine Nut PMU). Such alterations or loss of (marginally available) habitat dominated by big sagebrush could also impact overwintering greater sage grouse. Removal or other substantial disturbance of existing buildings in disturbed areas, or of culverts and bridges associated with watered conveyances, could cause impacts to roosting bats, including pallid bat, western small-footed myotis, fringed myotis, and Yuma myotis. Impacts identified for habitats containing surface flows may extend downstream to Topaz Lake and Walker River.

Projects that promote the spread of occurring non-native Russian olive, white poplar, black locust or Siberian elm trees in wetland and riparian plant communities could lead to displacement of potentially occurring Liddon's sedge, western valley sedge, American manna grass, and cutleaf checkerbloom. Projects that promote the spread or persistence of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of surrounding scrub, leading to displacement of native browse species upon which resident mule deer depend, and upon which overwintering greater sage grouse may depend. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair mule deer use of the available browse, or their access to surface water at West Walker River, its tributaries, and associated irrigation water conveyances, or could redirect animals onto US 395.

TOPAZ. Topaz includes two areas of potential development separated by farmlands that are typical of Antelope Valley bottomlands outside the unincorporated communities of Walker, Coleville, and Topaz. The southern area lies just north of Coleville, and the northern area narrowly adheres to the shoreline of Topaz Lake. Both areas are highly disturbed overall, and are relatively xeric despite their proximity to the perennial flows of West Walker River. The southern area is watered by a canal aligned on the contour just above (west) of US 395, and several springs located to the south of Topaz Lane. The canal supports long-standing tree rows and irrigated pastures along the highway and to the east as far as West Walker River. Invasive non-native trees are sometimes prominent. Vegetative indications of saline soil

development are present at the springs. No irrigation conveyances or agricultural fields are currently present in the northern area of Topaz, but the springfed California Creek currently supports riparian vegetation and is tributary to Topaz Lake there. All native upland habitats west of the highway are currently in seral recovery from devastating wildfire. The dry and rocky slopes have recovered little native plant cover, and the habitat has clearly lost much of its former value to wildlife such as mule deer and greater sage grouse. A pervasive member of all of these assemblages, at least since the wildfire opened these habitats, is cheatgrass, a non-native annual grass that reproduces prodigiously and may ecologically arrest the return to the desired native vegetation. This species can maintain an open, disturbed habitat as now exists by significantly increasing the frequency of reburn, and is of little value to local wildlife in comparison to the desired condition. Other significant non-natives of the weedy current condition include tumble mustard and Russian thistle.

Topaz Impacts: Future development in Topaz may impact the potentially occurring sensitive plant species Lavin's milkvetch, Liddon's sedge, western valley sedge, Bodie Hills cusickiella, American manna grass, little cutleaf, spiny milkwort cutleaf checkerbloom, and Masonic Mountain jewelflower, and the sensitive bryophyte Shevock's bristle moss, through direct loss of occurring populations or displacement of the habitat they occupy. Future development could similarly impact the potentially occurring sensitive wildlife species greater sage grouse (Bi-State DPS), pallid bat, Sierra Nevada mountain beaver, western small-footed myotis, long-eared myotis, fringed myotis, and Yuma myotis. Riparian and meadow habitats created and maintained by long-standing irrigation canals should be treated as analogous to naturally occurring riparian and meadow habitat with regard to habitat loss, and so disturbance there could impact potentially occurring Liddon's sedge, western valley sedge, American manna grass, and cutleaf checkerbloom. Despite being recently converted by wildfire, disturbance of former areas of upland scrub and Pinyon-Juniper Woodland could impact potentially occurring (relic) populations of Lavin's milkvetch, Liddon's sedge, western valley sedge, Bodie Hills cusickiella, little cutleaf, spiny milkwort cutleaf checkerbloom, and Masonic Mountain jewelflower, and the sensitive bryophyte Shevock's bristle moss. Projects that will disturb rock outcrops in upland scrub habitats could impact roosting bats, including pallid bat, western small-footed myotis, long-eared myotis, fringed myotis, and Yuma myotis.

Any substantial alterations to the hydrologic function, water quality, or seasonal dynamics of California Creek, and long-standing irrigation and collection ditches, or the meadows supported by this irrigation in Topaz, could impact the potentially occurring sensitive plant species Liddon's sedge, western valley sedge, American manna grass, and cutleaf checkerbloom, and could impact potentially occurring brood-raising greater sage grouse (Desert Creek/Fales or Pine Nut PMU). Such alterations or loss of (marginally available) habitat dominated by big sagebrush could also impact overwintering greater sage grouse. Removal or other substantial disturbance of existing buildings in disturbed areas, or large trees in riparian and lakeside settings, or culverts and bridges associated with watered or dewatered conveyances, could cause impacts to roosting bats, including pallid bat, western small-footed myotis, fringed myotis, and Yuma myotis. Impacts identified for habitats containing surface flows may extend downstream to Topaz Lake.

Projects that promote the spread of occurring non-native Russian olive, white poplar, black locust or Siberian elm trees or spotted knapweed, in wetland and riparian plant communities could lead to displacement of potentially occurring Liddon's sedge, western valley sedge, American manna grass, and cutleaf checkerbloom. Projects that promote the spread or persistence of non-native annual species in upland scrub plant communities, especially occurring cheatgrass, could negatively impact the effective fire frequency of surrounding scrub, leading to displacement of native browse species upon which resident mule deer depend, and upon which overwintering greater sage grouse may depend. Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair the landscape's function to support sensitive game species by limiting mule deer use of the available browse, or their access to surface water at West Walker River, Topaz Lake, California Creek, and associated irrigation water conveyances, or by redirecting animals onto US 395.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE IMPACTS
TO CANDIDATE OR SPECIAL STATUS SPECIES**

Please refer to Table 4.4-10 in EIR Appendix D.

IMPACT 4.4(b): Implementation of the proposed RTP/General Plan Update could have a substantial adverse effect, directly and through habitat modifications, on riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the CDFW or USFWS.

POTENTIALLY SIGNIFICANT ADVERSE IMPACT: Approval of the proposed RTP/General Plan update would not constitute approval of or entitlement for any development or infrastructure projects. However, implementation of land uses and activities included in the RTP/General Plan update would facilitate and allow future development activities throughout the County. Such activities could result in significant adverse impacts on riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the CDFW or USFWS. All 16 study areas were selected for detailed study because they are locations where the proposed RTP and General Plan update incorporate use designations that would permit future land use development or other modifications. The extents of communities where impacts may potentially occur are given in the full Biological Report (<http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>). Potential impacts are identified below for each of the community study areas.

Chalfant Valley: Future development in Chalfant Valley may impact the plant community alliances comprising Transmontane Alkaline Marsh, Wild Rose Riparian Scrub, Alkali Sacation Grassland, and Black Greasewood Scrub, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics. The fault-controlled hydrology that supports riparian Transmontane Alkaline Marsh, Wild Rose Riparian Scrub, and Willow Riparian Scrub also supports broader areas classified here as Big Sagebrush Scrub. This community is locally rare and restricted to seep zones. Portions of any of these community types may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Benton: Future development in Benton may impact plant community alliances comprising Black Greasewood Scrub, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics. Portions of bottomlands Black Greasewood Scrub, and portions of riparian Desert Saltbush Scrub and Willow Riparian Scrub, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Benton Hot Springs: Future development in Benton Hot Springs may impact the riparian plant community alliances comprising Great Basin Riparian Forest, Creeping Wildrye Meadow, and Alkali Sacaton Grassland, through direct loss or indirectly subsequent to alteration of local groundwater dynamics. Portions of these communities, Transmontane Freshwater Marsh, and Dry Alkaline Meadow may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Paradise: Future development in Paradise may impact Water Birch Riparian Scrub, and relatively pure stands of blackbrush comprising High Desert Blackbush Scrub, which are classified as Sensitive by CDFW, through direct loss. Riparian Water Birch Riparian Scrub may also be impacted by any changes in the flow pattern of Lower Rock Creek. Portions of Water Birch Riparian Scrub, through which Lower Rock Creek passes, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Swall Meadows: Future development in Swall Meadows may impact plant community alliances comprising Water Birch Riparian Scrub and Dry Montane Meadow, bitterbrush-dominated Great Basin Mixed Scrub, and arroyo willow-dominated Willow Riparian Scrub, which are classified as Sensitive by CDFW, through direct loss. Riparian Water Birch Riparian Scrub, Dry Montane Meadow, and arroyo willow-dominated Willow Riparian Scrub may also be impacted by any changes in local groundwater dynamics. Portions of Water Birch Riparian Scrub, and all riparian plant community alliances comprising Dry Montane Meadow, Willow Riparian Scrub, Montane Freshwater Marsh, and Wet Montane Meadow may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Tom's Place: Future development in Tom's Place may impact bitterbrush-dominated Great Basin Mixed Scrub and Jeffrey Pine Forest, Water Birch Riparian Scrub, and Great Basin Riparian Forest, which are classified as Sensitive by CDFW, through direct loss. Riparian portions of Water Birch Riparian Scrub, Great Basin Riparian Forest, and Willow

Riparian Scrub, through which Rock Creek passes, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Little Round Valley: Future development in Little Round Valley may impact bitterbrush-dominated Great Basin Mixed Scrub, Geyer's willow-dominated Willow Riparian Scrub, and other riparian or near-riparian plant community alliances comprising Aspen Forest, Aspen Riparian Forest, Wild Rose Riparian Scrub, Silver Sagebrush Scrub, Creeping Wildrye Meadow, and Dry Montane Meadow, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics. Portions of Willow Riparian Scrub, Aspen Forest, Aspen Riparian Forest, Wild Rose Riparian Scrub, Silver Sagebrush Scrub, Creeping Wildrye Meadow, Wet Montane Meadow, and Dry Montane Meadow may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Crowley Lake: Future development in Crowley Lake may impact bitterbrush-dominated Great Basin Mixed Scrub, Geyer's willow-dominated Willow Riparian Scrub, and other riparian or near-riparian plant community alliances comprising Great Basin Riparian Forest, Aspen Forest, Aspen Riparian Forest, and Water Birch Riparian Scrub, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics. Portions of Great Basin Riparian Forest, Willow Riparian Scrub, Aspen Forest, Aspen Riparian Forest, Water Birch Riparian Scrub, Montane Freshwater Marsh, Wet Montane Meadow, and Dry Montane Meadow may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

McGee Creek and Long Valley: Future development in McGee Creek and Long Valley may impact bitterbrush-dominated Great Basin Mixed Scrub, and riparian plant community alliances comprising Great Basin Riparian Forest, Aspen Forest, Aspen Riparian Forest, and water sedge-dominated Montane Freshwater Marsh, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics. Portions of Great Basin Riparian Forest, Willow Riparian Scrub, Aspen Forest, Aspen Riparian Forest, Montane Freshwater Marsh, Wet Montane Meadow, and Dry Montane Meadow may occur as jurisdictional wetlands or at other Waters as defined under CDFW code § 1600.

June Lake: Future development in June Lake may impact riparian and spring-driven plant community alliances comprising Aspen Forest, Aspen Riparian Forest, Willow Riparian Scrub dominated by shining willow, Wet Montane Meadow dominated by small-fruited bulrush, Creeping Wildrye Meadow, and Lodgepole Pine Riparian Forest with an understory dominated by hydrophytic species including sedges. All of these plant communities, which may be impacted through direct loss or indirectly subsequent to alteration of local groundwater dynamics, are classified as Sensitive by CDFW and may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Lee Vining: Future development in Lee Vining may impact riparian plant community alliances comprising Aspen Forest and Aspen Riparian Forest at Lee Vining Creek through direct loss or indirectly subsequent to alteration of local groundwater dynamics, or bitterbrush-dominated Great Basin Mixed Scrub through direct loss. These plant communities are classified as Sensitive by CDFW. Portions of Willow Riparian Scrub, Mixed Montane Chaparral, and Great Basin Mixed Scrub at isolated seeps and seasonal springs may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Bridgeport: Future development in Bridgeport may impact plant community alliances comprising Black Greasewood Scrub and Creeping Wildrye Meadow, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics or long-standing surface water diversions. Portions of Willow Riparian Scrub, Montane Freshwater Marsh, Wet Montane Meadow, Creeping Wildrye Meadow, and Dry Alkaline Meadow, which occur at isolated seeps and seasonal springs or are supported by long-standing irrigation diversions, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Walker: Future development in Walker may impact plant community alliances comprising Great Basin Riparian Forest, Creeping Wildrye Meadow and bitterbrush-dominated Great Basin Mixed Scrub, which are classified as Sensitive by CDFW, through direct loss. Creeping Wildrye Meadow may also be impacted indirectly subsequent to alteration of local groundwater dynamics or long-standing surface water diversions. Portions of Great Basin Riparian Forest, Willow Riparian Scrub, Transmontane Alkaline Marsh, and Creeping Wildrye Meadow that occur at isolated springs, or adjacent to East Walker River, Mill Creek, or Rock Creek, or are supported by long-standing irrigation diversions, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Coleville: Future development in Coleville may impact plant community alliances comprising Great Basin Riparian Forest, Wild Rose Riparian Scrub, and Creeping Wildrye Meadow, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics or long-standing surface water diversions. Portions of Great Basin Riparian Forest, Willow Riparian Scrub, Wild Rose Riparian Scrub, Dry Montane Meadow, and Creeping Wildrye Meadow that occur adjacent to East Walker River and its seasonal tributaries, or are supported by long-standing irrigation diversions, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

Topaz: Future development in Topaz may impact plant community alliances comprising Great Basin Riparian Forest and Creeping Wildrye Meadow, which are classified as Sensitive by CDFW, through direct loss or indirectly subsequent to alteration of local groundwater dynamics or long-standing surface water diversions. Portions of Great Basin Riparian Forest, Willow Riparian Scrub, and Creeping Wildrye Meadow that occur adjacent to East Walker River or California Creek, or are supported by long-standing irrigation diversions, may occur as jurisdictional wetlands or at other Waters as defined under CDFW Code §1600.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
IMPACTS TO RIPARIAN RESOURCES**

Please refer to Table 4.13-10 in EIR Appendix D.

IMPACT 4.4(c): Implementation of the proposed RTP/General Plan Update could have a substantial adverse effect, directly and through habitat modifications, on federally protected wetlands as defined by Clean Water Act §404 (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

POTENTIALLY SIGNIFICANT ADVERSE IMPACT: Approval of the proposed RTP/General Plan update would not constitute approval of or entitlement for any development or infrastructure projects. However, implementation of land uses and activities included in the RTP/General Plan update would facilitate and allow future development activities throughout the County. Such activities could result in significant adverse impacts on federally protected wetlands as defined by CWA §404. Potential impacts are identified below for each of the community study areas with potential wetlands:

Paradise: Future development in Paradise may impact Water Birch Riparian Scrub through direct loss or changes in the flow pattern of Lower Rock Creek. Portions of this plant community and the embedded channel of Lower Rock Creek, which is tributary to Owens River, are likely to be considered jurisdictional waters and wetlands as defined by federal CWA law.

Tom's Place: Future development in Tom's Place may impact Water Birch Riparian Scrub, Great Basin Riparian Forest, and Willow Riparian Scrub, through direct loss or changes in the flow pattern of Lower Rock Creek. Portions of these communities, and the embedded channel of Rock Creek, which is tributary to Owens River, are likely to be considered jurisdictional waters and wetlands as defined by federal CWA law.

Little Round Valley: Future development in Little Round Valley may impact Willow Riparian Scrub, Aspen Forest, Aspen Riparian Forest, Wild Rose Riparian Scrub, Silver Sagebrush Scrub, Creeping Wildrye Meadow, Wet Montane Meadow, and Dry Montane Meadow. Portions of these plant communities or disturbed areas that include or are adjacent to (often spring-driven) seasonal and perennial flows that are tributary to Owens River are likely to be considered jurisdictional waters and wetlands as defined by CWA law.

Crowley Lake: Future development in Crowley Lake may impact Great Basin Riparian Forest, Aspen Forest, Aspen Riparian Forest, Water Birch Riparian Scrub, Willow Riparian Scrub, Montane Freshwater Marsh, Wet Montane Meadow, and Dry Montane Meadow. The portions of these plant communities or disturbed areas that include or are

adjacent to Whisky Creek, Hilton Creek, naturally arising (often spring-driven) flows, or long-standing irrigation diversions that are tributary to Owens River, are likely to be considered jurisdictional waters and wetlands as defined by federal CWA law.

McGee Creek and Long Valley: Future development in McGee Creek and Long Valley may impact Great Basin Riparian Forest, Aspen Forest, Aspen Riparian Forest, Water Birch Riparian Scrub, Willow Riparian Scrub, Montane Freshwater Marsh, Wet Montane Meadow, and Dry Montane Meadow. Those portions of these plant communities or disturbed areas that include or are located adjacent to spring-driven flows or to McGee Creek, which are tributary to Owens River, are likely to be considered jurisdictional waters and wetlands as defined by CWA law.

June Lake: Future development in June Lake may impact Aspen Forest, Aspen Riparian Forest, Lodgepole Pine Riparian Forest, Willow Riparian Scrub, Montane Freshwater Marsh, Wet Montane Meadow, Creeping Wildrye Meadow, and Dry Montane Meadow. The portions of these plant communities or disturbed areas that contain seasonal or perennial surface waters and associated shallow groundwaters that are tributary to or located adjacent to June Lake, Reversed Creek (including Gull Lake), or Rush Creek (including Silver Lake), which all are tributary to Owens River (via the LADWP aquaduct) or Mono Lake, are likely to be considered jurisdictional waters and wetlands as defined by federal CWA law.

Lee Vining: Future development in Lee Vining may impact Aspen Forest and Aspen Riparian Forest at Lee Vining Creek, which is a perennial tributary to Owens River (via the Los Angeles Department of Water and Power aquaduct) and to Mono Lake. As such, riparian plant communities or disturbed areas adjacent to Lee Vining Creek likely would be considered within jurisdictional waters and wetlands as defined by CWA law.

Bridgeport: Future development in Bridgeport may impact Willow Riparian Scrub, Montane Freshwater Marsh, Wet Montane Meadow, Creeping Wildrye Meadow, Black Greasewood Scrub, and Dry Alkaline Meadow, which occur at (often seasonal) springs and springflow catchments or are supported by long-standing irrigation diversions, and are tributary to or located adjacent to East Walker River, are likely to be considered jurisdictional waters and wetlands as defined by CWA law.

Walker: Future development in Walker may impact Great Basin Riparian Forest, Willow Riparian Scrub, and Creeping Wildrye Meadow. Portions of these plant communities or disturbed areas that are tributary to or located adjacent to West Walker River, Mill Creek, or Rock Creek, or adjacent to long-standing surface water diversions that are tributary to West Walker River, are likely to be considered jurisdictional waters and wetlands as defined by federal CWA law.

Coleville: Future development in Coleville may impact Great Basin Riparian Forest, Willow Riparian Scrub, Wild Rose Riparian Scrub, Dry Montane Meadow, and Creeping Wildrye Meadow. Portions of these plant communities or disturbed areas that are seasonally tributary to or located adjacent to East Walker River, or are adjacent to long-standing surface water diversions that are tributary to East Walker River, are likely to be considered jurisdictional waters and wetlands as defined by CWA law.

Topaz: Future development in Topaz may impact Great Basin Riparian Forest, Willow Riparian Scrub, Wet Montane Meadow, and Creeping Wildrye Meadow. Portions of these plant communities or disturbed areas that are seasonally tributary to or located adjacent to East Walker River (including Topaz Lake), or are adjacent to long-standing surface water diversions that are tributary to East Walker River, are likely to be considered jurisdictional waters and wetlands as defined by federal CWA law.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
MITIGATE IMPACTS TO WETLANDS**

Please refer to Table 4.13-10 in EIR Appendix D.

IMPACT 4.4(d): RTP/General Plan Update implementation could have a substantial adverse effect, directly & through habitat modifications, on the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede use of native wildlife nursery sites.

POTENTIALLY SIGNIFICANT ADVERSE IMPACT: Approval of the proposed RTP/General Plan update would not constitute approval of or entitlement for any development or infrastructure projects. However, implementation of land uses and activities included in the RTP/General Plan update would facilitate and allow future development activities throughout the County. Such activities could result in significant adverse impacts on the movement of native resident or migratory fish or wildlife species or with established native resident or wildlife corridors, or impede use of native wildlife nursery sites. Potential impacts are identified below.

Mule Deer: With the exceptions of Chalfant Valley, Benton, Coleville, and Topaz, future development within unincorporated community areas in Mono County may impact mule deer, a species that in this area is predictably migratory along (often) known pathways that appear to be well defined. Mule deer may be impacted directly through increased vehicle collisions, due to increased traffic during migration or new temporary or permanent barriers that increase road crossing mortality. With the exception of Benton Hot Springs, development that cumulatively restricts, narrows, or closes traditional migration routes may increase crossing-related mortality at US 395. Mule deer may be impacted indirectly through loss of critical browse habitat that may be limiting to health and fecundity, which occurs in areas of concentrated use such as migration corridors and overwintering areas. Loss of bitterbrush-dominated, potentially critical browse in plant alliances comprising the community types Great Basin Mixed Scrub and Jeffrey Pine Forest may become cumulatively significant in Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, Lee Vining and Walker. Loss of landscape connectivity may cumulatively affect mule deer daily access to surface waters during migration, because unincorporated community areas locally surround these resources. Loss of forested riparian habitat in June Lake may impact an important fawning habitat through direct loss.

Bi-State Greater Sage Grouse: With the exceptions of Chalfant Valley, Paradise, Swall Meadows, and Tom's Place, future development within unincorporated community areas in Mono County may impact greater sage grouse, a species that in this area is known to migrate between summer breeding and nesting grounds, late summer chick-rearing habitats that include naturally occurring and irrigated meadows, and overwintering sagebrush-dominated areas. Greater sage grouse may be impacted directly, through increased collisions with new fencing, trampling of nests or activities that cause nest abandonment, and increased predation by free-roaming domestic pets. Loss of habitat connectivity or access to critical chick-rearing resources in plant alliances comprising the community types Big Sagebrush Scrub, Great Basin Mixed Scrub, Transmontane Freshwater Marsh, Montane Freshwater Marsh, Wet Montane Meadow, Dry Montane Meadow, Dry Alkaline Meadow, or Creeping Wildrye Meadow may cumulatively impact migration to and use of chick-rearing habitat, leading to a significant increase in chick mortality. Mortality of adults and reproductive success may also be significantly impacted if natural predators and nest predator presence is increased by human activities that are attractive to predators, or if predatory advantage is significantly increased by erection of predator perches.

Migratory Birds: Projects that disturb the vegetation or otherwise cause nest abandonment during the nesting season for migratory birds in Chalfant Valley, Benton, Benton Hot Springs, Paradise, Walker, Coleville, and Topaz (March 1 – September 30) or Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, Long Valley, June Lake, Lee Vining, and Bridgeport (April 1 – August 31) have some likelihood of affecting migratory non-game native bird species that are protected by international treaty under the federal Migratory Bird Treaty of 1918, as amended (16 U.S.C. 703 *et seq.*), or under Sections 3503, 3503.5, and 3513 of the Fish and Game Code that prohibit the take of all birds and their nests.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
IMPACTS TO WILDLIFE MIGRATION OR MOVEMENT**

Please refer to Table 4.13-10 in EIR Appendix D.

IMPACT 4.4(e): Implementation of the proposed RTP/General Plan Update would potentially conflict with existing or proposed local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

POTENTIALLY SIGNIFICANT ADVERSE IMPACT: Approval of the proposed RTP/General Plan update would not constitute approval of or entitlement for any development or infrastructure projects. However, implementation of land uses and activities included in the RTP/General Plan update would facilitate and allow future development activities throughout the County. As part of the current *Open Space and Conservation Element Update*, the county is proposing to incorporate several policies and actions designed to increase forest health and eliminate non-native vegetation (with the exception of large roadside and fencerow trees with a trunk diameter greater than 24"). However, Mono County does not have and is not at this time proposing a formal tree preservation policy. As noted below, several Mono County communities have large native trees that may be vulnerable over the life of the 2015 RTP/General Plan Update. Given the absence of an adopted protection ordinance, the project will not conflict with local policies, but the project may result in significant adverse impacts to the large native tree resources that are present in several community study areas, as noted below.

June Lake: Loss of Great Basin Juniper Woodland and Jeffrey Pine Forest may remove or significantly impact occurring large diameter, presumably ancient Sierra juniper, which provide habitat for cavity nesters, insectivorous birds, and raptors. Loss of Aspen Forest and Aspen Riparian Forest may cumulatively impact the scenic and aesthetic values imparted by aspen trees to the exposed slopes and outcrops where they occur.

Bridgeport: Future development at some roadsides may remove or significantly impact black cottonwood, Fremont cottonwood and (non-native) white poplar trees that have attained iconic age and stature in historically disturbed areas.

Walker: Loss of Great Basin Riparian Forest at banks of the West Walker River, or disturbance to understory vegetation or seasonal shallow groundwater table there, may impact remaining tall black cottonwood and Fremont cottonwood trees that currently provide the only remaining shade and vertical habitat structure at West Walker River.

Coleville: Loss of Great Basin Riparian Forest at banks of the West Walker River, or disturbance to understory vegetation or seasonal shallow groundwater table there, may impact remaining tall black cottonwood and Fremont cottonwood trees that currently provide shade and vertical habitat structure. Future development at some roadsides, within-pasture irrigation ditches, and adjacent to agricultural areas may remove or significantly impact black cottonwood and Fremont cottonwood trees that have attained iconic age and stature.

Topaz: Loss of Great Basin Riparian Forest at banks of the West Walker River or at Topaz Lake, or disturbance to understory vegetation or seasonal shallow groundwater table there, may impact remaining tall black cottonwood and Fremont cottonwood trees that currently provide shade and vertical habitat structure. Future development adjacent to US 395 may remove or significantly impact black cottonwood trees that have attained iconic age and stature.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
MITIGATE IMPACTS TO LOCALLY PROTECTED RESOURCES**

Please refer to Table 4.13-10 in EIR Appendix D.

IMPACT 4.4(f): Implementation of the proposed RTP/General Plan Update would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, but may conflict with provisions of a proposed Habitat Conservation Plan now under consideration.

NO IMPACT: There are currently no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans within the Mono County RTP/General Plan update study area. Moreover, approval of the proposed RTP/General Plan update would not constitute approval of or

entitlement for any development or infrastructure projects. However, the USFWS and LADWP have entered into a formal process to address threatened and endangered species and their habitat on all city-owned lands throughout the Owens River Valley, portions of which enter the Mono County RTP/General Plan Update study area. The draft HCP proposes to cover 6 species including Owens pupfish, Owens tui chub, Least Bell's Vireo, Yellow-billed Cuckoo, Southwestern Willow Flycatcher and Swainson's Hawk. Since all of the target species use riparian habitat, the HCP project area will focus on riparian systems including rivers, tributaries and wetlands that occur on LADWP-owned lands extending from the Upper Owens River south to Owens Dry Lake. Successful implementation of an HCP would allow LADWP to continue water operations (including diversions, extractions and conveyances) as well as land management operations (including recreation, livestock grazing, agriculture, gravel extraction, fire management and road construction, weed management and other activities).

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
ADDRESS HABITAT CONSERVATION**

Please refer to Table 4.13-10 in EIR Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.5

GEOLOGY, SOILS AND MINERAL RESOURCES

4.5.1 INTRODUCTION AND SUMMARY

This section describes the existing soil and geologic characteristics of Mono County, and the potential impacts on these resources that may occur in association with the proposed comprehensive update to the County’s General Plan & RTP. Information for this section is based in large part on data from the Mono County Master Environmental Assessment, as well as other sources as cited in the text. The MEA can be accessed at <http://www.monocounty.ca.gov/>. Key findings are summarized in the table below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR GEOLOGY, SOILS & MINERAL RESOURCES	
IMPACT LU 4.5(a):	Exposure to Seismic Effects
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.5-5 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT LU 4.5(b):	Erosion Impacts
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.5-5 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT LU 4.5(c):	Exposure to Unstable Geologic Conditions
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.5-5 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT LU 4.5(d):	Expansive Soils Unsuitable to Septic Systems
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.5-5 in Appendix D
Residual Significance:	Less than Significant
IMPACT LU 4.5(e):	Loss of Mineral Resources
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.5-5 in Appendix D
Residual Significance:	Potentially Significant Impacts

4.5.2 KEY TERMS USED IN THIS SECTION

Basalt, Volcanic rock or lava that is characteristically dark in color, rich in iron and magnesium, and contains 45% to 54% silica.

Bishop Tuff, A welded tuff (sometimes known as the world’s ‘roughest and toughest volcanic landform’) that was created 760,000 years ago during the massive Long Valley Caldera eruption. The welded tuff comprises pyroclastic flows and ash fall that had enough heat to weld together when deposited; the strength of the

welding generally decreases with distance from the source. The Bishop tuff material found in the volcanic tableland south of the Long Valley Caldera is the largest exposure in the world.¹

Dacite. An igneous volcanic rock that is generally associated with older volcanoes and consisting mainly of plagioclase feldspar with a porphyritic structure (i.e., scattered larger crystals in a fine-grained groundmass). Dacite usually forms as an intrusive rock (such as a dike or sill). Dacitic magma is notably viscous and thus prone to explosive eruption such as occurred on Mount St. Helens in Oregon, where dacite domes formed from previous eruptions.

Fumarole. An opening in the earth's crust that emits steam and gasses including carbon dioxide, sulfur dioxide, hydrogen chloride, and hydrogen sulfide. Steam is created when superheated water turns to vapor as it emerges.

Ground Failure. The term ground failure is a general reference to landslides, liquefaction, lateral spreads, and any other consequence of shaking that affects the stability of the ground.

Lateral Spread. Lateral spread or flow are landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water.

Liquefaction. Defined by USGS as a process in which water-saturated sediment temporarily loses strength and acts as a fluid (similar to when toes are wiggled in wet beach sand). This effect can be caused by earthquake shaking.

Mercalli Scale. A seismic scale used for measuring the intensity of an earthquake. It measures the effects of an earthquake, and is distinct from the moment magnitude (a measure of the energy released). The scale ranges from I (imperceptible shaking) to X or higher (in which most masonry and frame structures – and some well-built wooden structures – are destroyed). The **lower** numbers of the intensity scale generally deal with the manner in which the earthquake is felt by people. The higher numbers of the scale are based on observed structural damage.

Phreatic Eruption. Steam-driven explosions that occur when groundwater or surface water is vaporized by magma, lava, hot rocks, or pyroclastic-flow deposits.

Pyroclastic Flow. A fast-moving (up to 450 mph) current of hot (temperatures of about 1,830°F) gas and rock -- collectively known as tephra, that hugs the ground and travels downhill or spreads laterally under gravity. Flow speed depends on the density of the current, the volcanic output rate, and the slope gradient.

Rhyolite. Volcanic rock or lava that is characteristically light in color, rich in potassium and sodium, and contains 69% silica or more.

Shear Zone. A zone that is composed of rocks that are more highly strained than the rocks adjacent to the zone. Shear zones often occur at the edges of tectonic blocks, forming discontinuities that mark distinct terranes.

4-5-3 BASELINE CONDITIONS²

4-5-3.1 Regional Geologic Setting: Mono County lies at the boundary of two major physiographic provinces – the Sierra Nevada mountains (part of the Pacific Province, one of the most geologically young and seismically active mountain ranges in North America and covering roughly 400 miles in length and 70 miles in width), and the Basin and Range province (which includes much of western North American and is comprised of closed drainage basins, ephemeral lakes, plateaus and valleys alternating with mountains). The Sierra Nevada are formed of a great block of granitic rocks that are overlain by sedimentary and metamorphic materials that have been uplifted on the eastern side and tilted westward. The Pacific Province is at the boundary of several tectonic plates that move on the crust and uppermost mantle of the earth.

¹ Charity Southworth, *The Bishop Tuff: An Overview of the World's Roughest and Toughest Volcanic Landform* (Indiana University, 2012). Online: <http://www.indiana.edu/~sierra/papers/2012/Southworth.pdf>

² Portions of this review of baseline geologic and soil conditions in Mono County are condensed from a more detailed discussion provided in the Mono County Master Environmental Assessment; also referenced in this section is USGS, *U.S. Geology in the Parks* USGS website: (<http://geomaps.wr.usgs.gov/parks/province/pacificmt.html>).

4.5.3.2 Uplift, Erosion, Glaciation: The granitic rock base of the Sierra Nevada formed during the Mesozoic Era, when an arc-shaped chain of volcanoes erupted. Some of the material rose to the surface as lava, but most of the materials solidified below the surface, forming the granitic base. Over time, the Sierra Nevada has been shaped by numerous volcanic eruptions, and also by ongoing erosion. During the Miocene Epoch (less than 20 million years ago), the continental crust east of the Sierra Nevada began to stretch in an east-west direction that led to the formation of a series of north-south-trending valleys and mountain ranges—the beginning of the Basin and Range province. The eastern margin of the range began to rise about 5 million years ago. This uplift, combined with down-dropping of the area to the east, allowed the Sierra Nevada to rise far more steeply to the east than to the west – creating the tilted fault block that is today characterized by a steep eastern slope and a long gentle slope westward to the Central Valley as depicted in Figure 4.5-1 below.³ The period of uplift was followed by the Pleistocene (Ice Age) Epoch, during which glaciers formed and moved downslope, creating U-shaped valleys and leaving morainal deposits.

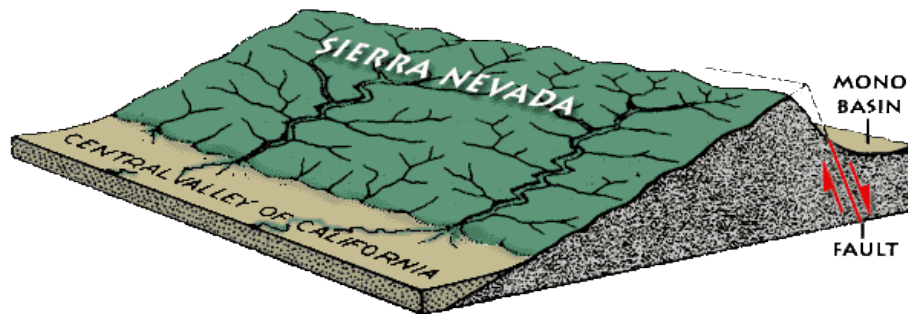


FIGURE 4.5-1: Uplift of the Sierra Nevada

4.5.3.3 Volcanic History: Abundant volcanic materials overlie the granitic block-faulted structure of the Sierra Nevada. Basaltic rocks dating to 3 million years ago can be found at a number of locations throughout Mono County that are apparently unrelated to more recent volcanic activity in the Long Valley Caldera. Volcanic materials associated with the Long Valley Caldera first appeared about 1 million years ago at Glass Mountain, where eruptions eventually lead to a cataclysmic eruption of Bishop Tuff volcanic materials over a large region of the western United States. The eruption was followed by collapse of the magma chamber, which formed the Long Valley Caldera (among the largest on earth). Within roughly 100,000 years of that eruption, the central area of the caldera floor began rising, pushed upward by the intrusion of molten rock into the magma reservoir that lies below the caldera.

Over the past 2,000 years, volcanic eruptions have occurred at an average rate of one per 100 years. Movement in the caldera has caused numerous earthquakes. Since 1974, USGS has conducted ongoing monitoring of the caldera for volcano surveillance (earthquakes often serve as an early sign of volcanic unrest). Earthquake swarms occurred at Long Valley from 1978-1983, 1990-1995, 1996, and 1997-1998. USGS indicates that the rate of earthquakes in recent years has been relatively low compared with the history since seismic monitoring started.

The Mono County MEA notes that USGS has prepared a comprehensive response plan for volcanic hazards related to the Long Valley Caldera and the Mono Craters, based on their finding that the area is capable of further volcanic activity. The plan is based on a 5-level ranking system that indicates the probable strength and timing of an impending eruption.

³ Exhibit source is USGS, *U.S. Geology in the Parks*, op cit.

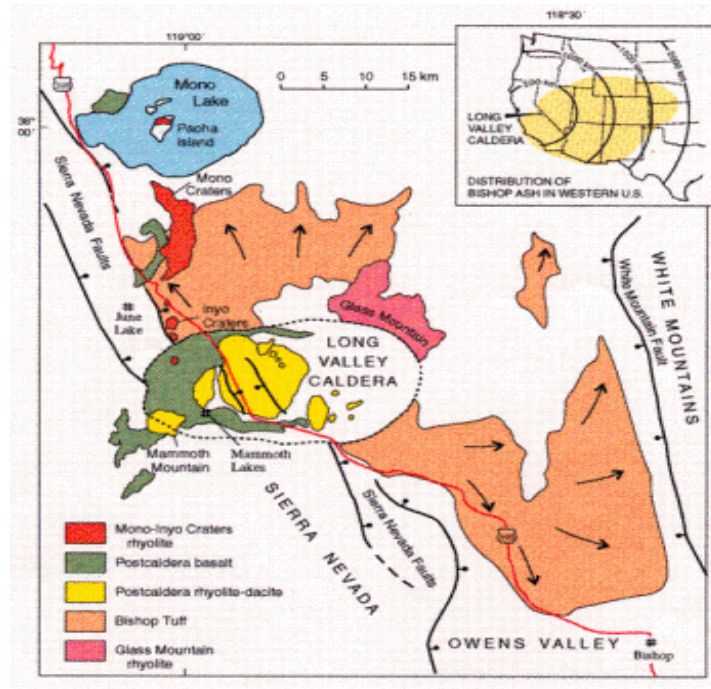


FIGURE 4.5-2: Long Valley Caldera

In the event of an eruption, USGS anticipates that it would produce small to moderate amounts of silica lava similar to eruptions that occurred in very recent times (550-650 years ago) including:

- Phreatic (i.e. steam-driven) eruptions; as in some recent events, the eruption may be limited to a phreatic event with steam blasts and rocks thrown up to several hundred meters from the vent;
- An explosive magmatic phase in which hot pumice and ash would be ejected thousands of feet into the air, producing thick pumice accumulations near the vent, fine ash deposits downwind, and pyroclastic flows; and
- A final phase involving the slow extrusion of lava to form steep sided flows and domes.

Such eruptions could occur over a period of days or even weeks. USGS indicates that an event of the magnitude that occurred 700,000 years ago is conceivable but unlikely.

4.5-3.4 Unique Geologic Features: The tectonic, volcanic and glacial history of Mono County has created an astonishing range of unique geologic features, many of which are recognized and protected under various state and federal programs. Notable features include Black Point (an eroded volcanic cone of basaltic debris that formed under Mono Lake roughly 13,300 years ago); Panum Crater (a classic rhyolitic lava dome that is part of the Mono-Inyo Craters and located just south of Mono Lake); the Mono-Inyo Craters (a volcanic chain of craters, domes and lava flows including the generally phreatic Mono Craters to the north and the generally phreatic and rhyolitic Inyo Craters to the south, as well as the fumaroles and explosion pits on Mammoth Mountain and a set of cinder cones south of Mammoth Mountain known as the Red Cones); Obsidian Dome/Glass Creek/Deadman Creek (three vents located along a north-south alignment near June Lake that all erupted in 1350; Obsidian Dome erupted outside the caldera, but Glass Creek – which erupted just north of the caldera wall and flowed into the caldera -- and Deadman Creek Dome – which erupted inside the caldera a dome – both contain some of the residual Long Valley Caldera magma); Negit Island and Paoha Island (volcanic cones located in Mono Lake; Negit Island is composed of three dark dacite lava flows and serves as an important nesting ground for migratory birds whereas Paoha Island is composed of lakebed sediments, deposited above volcanic domes, with abundant hot springs and fumaroles on the surface); ash deposits of Bishop Tuff in the volcanic tableland (the volcanic landscape, located six miles north of Bishop, that was formed during the Long Valley caldera eruption), ash deposits exposed in stream cuts along Wilson and Lee Vining creeks and at Deadman Summit on US 395; glacial erosion and moraines (particularly around Twin Lakes, June Lake, Convict Lake and McGee Canyon), and spring

deposits and activity at numerous hot springs northwest of Lake Crowley (including Travertine Hot Springs, Casa Diablo, Hot Bubbling Pool, Hot Creek Gorge and others).

4.5.3.5 Mineral Resources: Gold and silver mining once attracted early settlers to Mono County, but mining now has only a small role in the Mono County economy, primarily related to pumice (the most valuable mineral commodity), clays, chalk, sand and gravel, with occasional exploration for precious metals in the Bodie Hills. Please refer to EIR §4.5.3.8 for a more detailed discussion of Mineral Resources in Mono County and potential impacts resulting from the Draft RTP/General Plan Update.

4.5.3.6 Seismicity and Volcanic Hazards: The Multi-Jurisdictional Local Hazards Mitigation Plan notes that Mono County is in an area of California with a major fault system known as the Eastern California Shear Zone (ECSZ), one of two systems (along with the San Andreas Fault system) that account for most of the movement between the Pacific and the North American plates; about 10mm/year (~0.4"/year) of slip occurs on faults east of the Sierra Nevada (see Figure 4.5-3 below). The MEA (XII-Geology) notes that Mono County is located at a stress point, where the earth's crustal plates exert opposite pressures against each other. This combination creates both "tectonic" earthquakes (land mass movement) and volcanic activity that can trigger earth shaking. The primary seismic hazard in the County is strong to severe groundshaking; the County is in Seismic Zone 4, which has an associated ground acceleration of 0.40 'g' and requires stringent engineering and construction for new and existing structures (per CGC §8875, existing buildings that may be subject to seismic hazards must now comply with requirements of the unreinforced masonry building law).

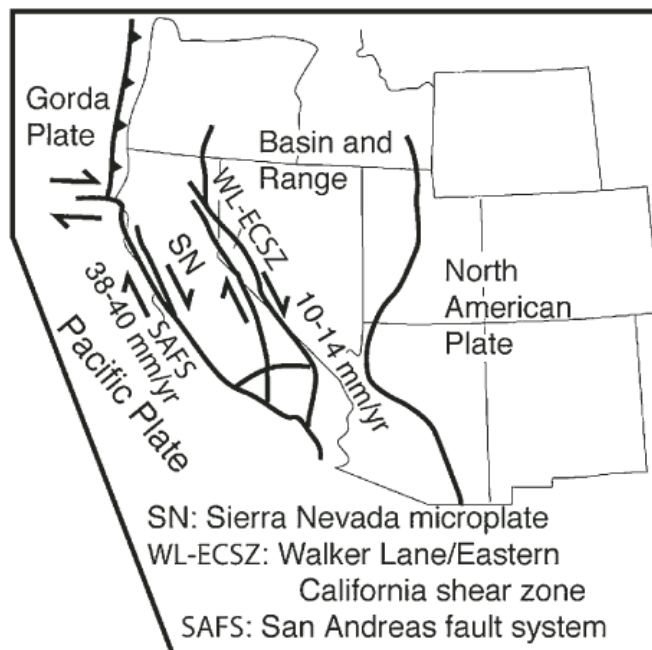


FIGURE 4.5-3: Eastern California Shear Zone⁴

The Multi-Hazard plan states that the oval shaped Long Valley Caldera (see Figure 4.5-2) spans an area roughly 10 by 20 miles, and is among the largest volcanoes in the continental United States. It was formed roughly 760,000 years ago following the massive eruption of the Bishop Tuff. Recent geological unrest has resulted in uplift of the resurgent dome in the central section of the caldera and earthquake activity followed by periods of relative quiescence. Uplift of the resurgent dome since 1989 now amounts to over 30 inches. Since early 1998, the caldera has been in a state of low activity. The cause of unrest is still debated.

⁴ Fieldguides.gsapubs.org, A Transect Spanning 500 Million Years of Active Plate Margin showing the Pacific plate, the San Andreas fault system, the Sierra Nevada microplate, and the Walker Lane–Eastern California Shear Zone

Earthquakes occur weekly, and almost daily, in the Eastern Sierra, in Mono County, and particularly in the Long Valley area. Most of the earthquakes are under magnitude 3 – too weak to be felt by people. Significant earthquakes (i.e., quake of magnitude 6.5 or greater that cause more than \$200,000 in damage) occurred in Mammoth Lakes during 1980, and a magnitude 6.4 earthquake occurred in Chalfant Valley in 1986. Associated seismic and geologic hazards such as landslides, rockfalls, and ground failure have occurred in conjunction with earthquakes.

After a persistent swarm of earthquakes in 1989, geologists discovered that large volumes of carbon dioxide were present at various locations on Mammoth Mountain, most likely derived from magma in the caldera. Although normal levels of CO₂ are considered harmless, high concentrations can be potentially dangerous by displacing oxygen in confined spaces (such as cabins and tents), causing reactions that can include dizziness, disorientation, suffocation, and even death. The Multi-Hazard Plan indicates that areas with the lowest shaking hazard in the county include the eastern portion of the Bodie Hills and much of the area between Bridgeport Valley and the Antelope Valley. Most of the remainder of the county is subject to moderate earthquake shaking hazards. Areas along the ECSZ (in the southern half of the county) are shown as high hazard for damage from earthquakes of MMI VII or greater. During the 1980 Mammoth Lakes earthquake sequence, ground failure was prevalent at Little Antelope Valley, along margins of the Owens River in upper Long Valley, along the northwest margins of Lake Crowley, and along Hot Creek Meadow. Subsidence has also occurred throughout the county after seismic events.

Overall, seismic hazards are considered to be one of the most prevalent natural hazards in Mono County due to their repeated occurrence, the damage they have caused in the past, and the geographically widespread nature of the hazard. With use of the County and Town GIS system, parcels located in Alquist-Priolo Fault Hazard Zones have been identified as including 55 developed parcels (mostly residential), and more than 10 critical facilities including (a) the Topaz Interagency Fire Control Station; (b) Walker Senior Center; (c) California Interstate Telephone Co in Lee Vining; (d) Lee Vining Elementary School; (e) two Southern California Edison facilities in June Lake; (f) Canyon Lodge in Mammoth Lakes; (g) South California Edison facilities at the junction of US 395 and SR 203; (h) Geothermal Plants at junction of US 395 and SR 203; and (i) Mammoth Overpass at junction of US 395 and SR 203. Many more parcels are located in strong shaking areas, including 961 developed parcels (mostly residential), and a number of critical facilities. Preliminary surveys indicate that about 236 of these exposed units are in not structurally sound, primarily in June Lake, Antelope Valley, and the Tri-Valley. In general, however, Mono County's housing stock is in fair to good condition.

4.5.3.7 Geology and Watershed, Soils, Drainage and Erosion Potential: The Integrated Regional Water Management Plan (IRWMP) notes that the geology of each watershed influences hydrologic characteristics. Geologic structures serve as parent materials for soils, which in turn control infiltration rates, groundwater storage and transport, the chemistry of water bodies, erosion potential, formation and control of stream channels, and substrate for vegetation that uses water stored in the soil. Research conducted following the magnitude 6 earthquake of May 1980 in Long Valley facilitated a better understanding of groundwater storage, movement, chemistry, and interactions with surface flows. The IRWMP notes that volcanic activity also creates a geothermal energy resource that warms and adds minerals to groundwater, causing problems for municipal and domestic water production.

The IRWMP states that throughout the eastern Sierra Nevada, soils at lower elevations include sandy loams and decomposed granite (generally derived from granitic and volcanic parent materials). Soils on the valley flats are the most productive in the region, allowing successful agriculture in the Antelope Valley, Bridgeport Valley, and Owens Valley. The greatest potential for soil erosion occurs with sandy soils on steep slopes (where water flows over the surface and picks up soil particles), areas where vegetation has been removed and soils compacted, and where soils are exposed to high winds.

Steep slopes are generally found in the mountainous areas. The steepest slopes tend to be near the Sierra crest, which forms the western edge of the planning area. Most of the crest is above 10,000' in elevation, with substantial terrain above 12,000' (and a few summits above 14,000'). The crest is lowest (8,000-9,000') in the northwestern part of the West Walker River watershed; the highest elevations are found west of Lone Pine and Big Pine. Slopes trend toward lower gradients with distance from the Sierra Nevada crest. The valleys tend to be comparatively level, composed mostly of materials eroded from adjoining slopes.

The main watersheds in Mono County have been formed through the uplift and westward tilting of the Sierra Nevada (relative to valleys lying to the east) and by the massive eruption of the Long Valley Caldera. Subsequent volcanic activity, earthquakes, erosion, glacial deposition and stream channel processes have contributed to the present-day landscape. Glacial till from repeated glacial advances covers much of the elevation zone between 6,500 and 8,000' near the main creeks, while varied rock types occupy the surface and the subsurface zones of the watersheds. These various rock types have been further rearranged by numerous faults in the area. Extensive study shows that the substrate below Mammoth Lakes is particularly complex, with interleaved layers of volcanic materials, glacial till, and stream deposits that have been further folded by faulting. Volcanic processes have formed many of the Sierra uplands (including the Bodie Hills, Cowtrack and Glass Mountains, and the Volcanic Tablelands), while sediments from glacial and channel erosion, mass movements and surface processes have filled the valleys to depths as high as 7,500' in some areas of Owens Valley.

4.5.3.8 Geology and Minerals: The *Draft Conservation Element* indicates that significant mineral resources are present in Mono County. In accordance with the Surface Mining and Reclamation Act of 1975 (SMARA), local governments must plan for the conservation and development of identified significant mineral resource deposits and provide for the reclamation of mined lands. The intent of SMARA is to balance resource production with other values, and although local jurisdictions are required to address the conservation and development of mineral resources SMARA does not dictate land use policy.

Under SMARA, mineral resources are designed according to four categories: (1) MRZ-1 identifies areas where available information indicates little likelihood for the presence of resources; (2) MRZ-2a denotes areas that contain significant measured or indicated mineral resources; (3) MRZ-2b denotes areas where geologic information indicated that significant inferred or demonstrated sub-economic resources are present; (4) MRZ-3a indicates areas likely to contain mineral deposits similar to known deposits in the same area; (5) MRZ-3v indicates areas judged to be favorable for mineral resource occurrence but where such discoveries have not been made; and (g) MRZ-4 indicates areas where geologic information neither confirms nor disproves the presence of resources.⁵

According to a 1949 report prepared by the California Division of Mines,⁶ mineral production since 1880 includes both metals and nonmetals; gold and silver represented more than 75% of recorded production over that time, primarily in the Bodie and Masonic districts, but also in areas west of Mono Lake, in Mammoth Lakes, and in the southern part of the Benton Range. Deposits of complex lead, copper and silver have been mined in the Blind Spring Hill area, while the east slope of the Sweetwater Mountains (near the state line) have deposits of argentite, cerargyrite (a silver ore), pyrite and gold. Lead and zinc occur in the limestone layers of Gull, June and Virginia Lakes as well as the West Walker River near Topaz (along with copper, gold and silver). Molybdenum is found south of Coleville and as an associated mineral in the tungsten ores of the South Benton Range where the principle tungsten deposits are found (these deposits are also present near McGee Creek, near Coleville, in the Saddlebag Lake area and the Bloody Mountain area). Dry Creek Canyon (on the west slope of the White Mountains) has been characterized as having the largest deposit of andalusite in the world, a result of contact-metamorphic action between the granitic rocks and alumina-rich sediments. Pyrophyllite (used in insecticides) is also found in that area.

Extensive beds of pumice in the volcanic series have been mined in large quantities for use as aggregate in concrete, insulating and acoustical plasters, cleaning products and abrasives. Perlite, a variety of rhyolite, is found south of Mono Lake, and vermiculite (also used for light aggregate) has been reported south of Coleville. Other mineral resources in the county include quicksilver, barite, clay, travertine, tuff (used as a building stone), sand and gravel, bottled waters, and medicinal salts (obtained from springs in Mono Lake).

⁵ California Department of Conservation, Division of Mines and Geology, *Mineral Land Classification of the Eureka-Saline Valley Area, Inyo and Mono Counties, Calif.*. 1993. Special Report 166. Accessed at https://archive.org/stream/minerallandclass166tayl/minerallandclass166tayl_djvu.txt

⁶ California Department of Natural Resources, Division of Mines, *Mineral Resources and Mineral Production during 1947*, Bulletin 142, 1949. (from http://archive.org/stream/countiesofca19470ocalirich/countiesofca19470ocalirich_djvu.txt).

A 2012 report of the State Mining and Geology Board⁷ indicates that 19 surface mining operations are reported to exist in the jurisdiction of Mono County, as shown in Table 4.5-1. More recent information provided by Mono County indicates that 9 of these operations have closed since 2012, and all have been reclaimed and returned to open space or other approved uses.⁸ Commodities produced include primarily sand and gravel, with subordinate amounts of cinder, clay, decomposed granite, fill dirt, sericite and pumice.

TABLE 4.5-1: Surface Mining Operations in Mono County as of September 2012 (Updated 2015)				
Mine Name	Operator	Status	Approved Acres	Disturbed Acres
Black Point Cinder, Inc.	Sierra Aggregate Co.	Active	330	10
Hot Creek Kaolin Mine	Standard Industrial Minerals	Active (abandoned)	15	20
Pacific Sericite Mine	Standard Industrial Minerals	Active (idle)	5	5
Frank Sam Mine	U.S. Pumice Company	Active (idle)	219	0.90
#117 Pole Line Sites	Caltrans	Closed	40	0
#190 Baseline	Caltrans	Closed	37	0
#250 Rickey Ditch	Caltrans	Active	40	1.7
Desert Aggregates	Caltrans	Active	30	0
Cain Ranch	Marzano & Sons General Engineering Contractor	Active	14	30
Sonora Pit	Mono Co. Public Works Dept.	Active	3	4
Long Valley MMS	Mono County	Active	10	40
Facilities that have Closed Since 2012				
#24A North Benton	Caltrans	Closed	4	0
#116-12 Baseline	Caltrans	Closed	0	0
#135 Convict Creek	Caltrans	Closed	40	0.90
#189 Sweetwater	Caltrans	Closed	2.3	0
#205 Green Lakes	Caltrans	Closed	4.40	0
#210 Milner Fan	Caltrans	Closed	32	2
#213 Benton Hill	Caltrans	Closed	7	0
#273 Burcham Flats	Caltrans	Closed	2.7	0
Harris Flat	Kiewit Pacific Company	Closed	25	0

4.5.4 REGULATORY SETTING

4.5.4.1 Federal Regulations

The U. S. Department of Agriculture Natural Resources Conservation Service (NRCS): NRCS produces soil surveys that assist planners in determining which land uses are suitable for specific soil types and locations.

Earthquake Hazards Reduction Act: Congress passed The Earthquake Hazards Reduction Act in 1977 in order to reduce the risks to life and property associated with future earthquakes. The Act focuses on the establishment and maintenance of an effective earthquake hazards reduction program, the National Earthquake Hazards Reduction Program (NEHRP), which was subsequently amended by the 1990 National Earthquake Hazards Reduction Program Act (NEHRPA). Goals of the NEHRP are to enhance the understanding, characterization, and prediction of earthquake hazards and vulnerabilities; to improve building codes and land use practices; to reduce risk through post-earthquake investigations and education; improved design and construction techniques; improved mitigation capacity; and accelerated application of research results. FEMA (the Federal Emergency Management Agency) is the designated lead agency for

⁷ State Mining and Geology Board, *Executive Officer's Report*, September 13, 2012 (Agenda Item #6).

⁸ Source: Nick Criss, Mono County Compliance Officer, communication of 16 July 2015.

the NEHRPA, and other agencies participating in NEHRPA programs include the National Institute of Standards and Technology, the National Science Foundation, and the U.S. Geological Survey (USGS)

4.5.4.2 State Regulations

Alquist-Priolo Earthquake Fault Zoning Act of 1972: The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act only pertains to geologic hazards associated with surface fault rupture. This law does not pertain to any other geologic hazards. The Mono County Multi-Jurisdictional Local Hazard Mitigation Plan notes that Alquist-Priolo Fault Hazard zones occur in a number of Mono County communities, particularly in communities located at the base of the Sierra Nevada and White Mountains. Ground failure induced by groundshaking includes liquefaction, lateral spreading, lurching, and differential settlement, all of which usually occur in soft, fine-grained, water-saturated sediments, typically found in valleys. During the 1980 Mammoth Lakes earthquake sequence, ground failure was prevalent at Little Antelope Valley, along margins of the Owens River in upper Long Valley, along the northwest margins of Lake Crowley, and along Hot Creek Meadow.

California Geological Survey (CGS): The California Geological Survey (CGS) provides regulatory information pertaining to soils, geology, mineral resources, and geologic hazards. CGS maintains and provides information about California's nonfuel mineral resources. California ranks second in the United States in nonfuel mineral production. In 2007, more than 30 nonfuel commodities were produced from 660 California mines (CGS 2008a). CGS also offers information about handling hazardous minerals and Surface Mining and Reclamation Act (SMARA) mineral land classifications. Information about CGS's role in the handling of hazardous minerals is provided in Chapter 4.16, "Hazards and Hazardous Materials." Information about SMARA mineral land classifications is provided directly below.

California Surface Mining and Reclamation Act (SMARA). SMARA) was enacted by the California Legislature in 1975 (PRC §2710 et seq.) to regulate activities related to mineral resource extraction. The act requires the prevention of adverse environmental effects caused by mining, the reclamation of mined lands for alternative land uses, and the elimination of hazards to public health and safety from the effects of mining activities. At the same time, SMARA encourages both the conservation and the production of extractive mineral resources, requiring the State Geologist to identify and attach levels of significance to the state's varied extractive resource deposits. Under SMARA, the mining industry in California must plan for the reclamation of mined sites for beneficial uses and provide financial assurances to guarantee that the approved reclamation will actually be implemented. The requirements of SMARA must be implemented by the local lead agency with permitting responsibility for the proposed mining project (see discussion below under 'Local Regulations'). Lands classified MRZ-2 are areas that contain identified mineral resources. If a use is proposed that might threaten the potential recovery of minerals from an area classified as MRZ-2, SMARA would require the jurisdiction prepare a statement specifying its reasons for permitting the proposed use, provide public notice of these reasons, and forward a copy of the statement to the State Geologist and the State Mining and Geology Board (PRC §2762). Notably, California is alone among the 'lower 48 states' in not regulating surface mine reclamation at the state level; permitting authority is decided by Lead Agencies at the local level. Mono County is one of 113 California lead agencies under SMARA (52 counties, 50 cities, and the State Mining & Geology Board). Under SMARA, there is no distinction between exploration and actual mining. Activities below the defined threshold (i.e., disturbance of more than 1 acre and/or displacement of more than 1000 cubic yards of material) are exempt from regulation, while those exceeding the threshold are regulated. Mining projects on federal land in Mono County would be required to meet NEPA provisions for environmental review with BLM or USFS serving as lead agency. BLM and USFS have mineral resource policies that reflect applicable federal laws and policies; these laws encourage the orderly and efficient development of mineral resources, consistent with applicable principles of environmental protection and multiple-use management. BLM and USFS policies must be consistent with state and local plans. Consistent with county code, Mono County issues 'mining operations permits' for lands over which it lacks full land use authority; the County issues 'use permits' for mining activities on lands for which it has full land use authority. The County also approves reclamation plans for mining projects in compliance with SMARA regulations and the county Reclamation Ordinance (County Land Development Regulations, Ch. 35).

Caltrans Seismic Design Criteria. The California Department of Transportation (Caltrans) has Seismic Design Criteria (SDC), which identifies new and currently practiced seismic design and analysis methodologies for the design of new

bridges in California. The SDC adopts a performance-based approach specifying minimum levels of structural system performance, component performance analysis, and design practices for ordinary standard bridges. The SDC has been developed with input from the Caltrans Offices of Structure Design, Earthquake Engineering and Design Support, and Materials and Foundations. Memo 20-1 Seismic Design Methodology outlines the bridge category and classification, seismic performance criteria, seismic design philosophy and approach, seismic demands and capacities on structural components and seismic design practices that collectively make up Caltrans' seismic design.

California Geological Survey Strong Motion Instrumentation Program (CSMIP). Through the CSMIP, the California Geologic Survey installs earthquake-monitoring devices in structures such as buildings, hospitals, dams, utilities and industrial facilities. Data collected from those devices are used both for earthquake emergency response and for engineering and scientific research. Sites are selected according to long-term strategies developed in consultation with the Strong Motion Instrumentation Advisory Committee, a committee of the Seismic Safety Commission. SMIP stations in Mono County are maintained at the following locations:

- *Lake Crowley--Hwy 395 Bridge*
- *Lake Crowley--Long Valley Dam downstream*
- *Mammoth Lakes--Convict Creek*
- *Mammoth Lakes--High School grounds (temp.)*
- *Mammoth Lakes Fire Station # 1*
- *Chalfant--Zack Ranch*
- *June Lake Fire Station*
- *Benton*
- *Lee Vining--Tioga Pass*
- *Bridgeport*
- *Walker*

Division of Mines and Geology. The California Division of Mines & Geology (DMG) operates within the Department of Conservation. The DMG is responsible for assisting in the utilization of mineral deposits and the identification of geological hazards.

State Geological Survey. Similar to the DMG, the California Geological Survey is responsible for assisting in the identification and proper utilization of mineral deposits, as well as the identification of fault locations and other geological hazards.

California Building Standards Code (CBC). California provides minimum standards for building design through the CBC (CCR Title 24). The CBC applies to all occupancies throughout the state unless local amendments have been adopted, and includes regulations for seismic safety, excavation of foundations and retaining walls, and grading activities including drainage and erosion control and construction on unstable soils. The 2013 CBC, effective January 2014, updated all the subsequent codes under CCR Title 24. The 2013 CBC uses Seismic Design Categories A through F (where F requires the most earthquake-resistant design) to provide structural protection through "collapse prevention" at the maximum level of ground shaking that could occur. CBC Chapter 16 specifies how each seismic design category is to be determined for a site, based on soil characteristics and proximity to potential seismic hazards. Chapter 18 regulates the excavation of foundations and retaining walls, specifies conditions that require special studies (preparation of a preliminary soil report, engineering geologic report, geotechnical report, and supplemental ground-response report), and describes methods for analyzing expansive soils and determining depth to groundwater. For Seismic Design Category C, Chapter 18 requires analysis of slope instability, liquefaction, and surface rupture attributable to faulting or lateral spreading. For Categories D, E, and F, Chapter 18 requires these same analyses, plus evaluation of lateral pressures on basement and retaining walls, liquefaction and soil strength loss, and lateral movement or reduction in foundation soil-bearing capacity. It also addresses mitigations to be considered in structural design, such as ground stabilization, selecting appropriate foundation type and depths, selecting appropriate structural systems to accommodate anticipated displacements, or a combination of these measures. The potential for liquefaction and soil strength loss must be evaluated for site-specific peak ground acceleration magnitudes and source characteristics. Mono County complies with the adoption cycle for the California Building Code, and has adopted design standards specific to the local climate and topography.

Seismic Hazards Mapping Act. The Seismic Hazards Mapping Act passed in 1990, addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically-induced landslides. Under the Act, seismic hazard zones are to be mapped by the State Geologist to assist local governments in land use planning. The program and actions mandated by the Seismic Hazards Mapping Act closely resemble those of the Alquist-Priolo Earthquake Fault Zoning

Act (which addresses only surface fault-rupture hazards) as outlined below. The State Geologist is required to delineate the various "seismic hazard zones." Cities and counties, or other local permitting authority, must regulate certain development "projects" in the zones and must withhold development permits until the geologic and soil conditions of the site are investigated and incorporate appropriate mitigation measures. The State Board of Mining and Geology provides additional regulations, policies, and criteria to guide cities and counties in their implementation of the law. The Board also provides guidelines for preparation of the Seismic Hazard Zone Maps and for evaluating and mitigating seismic hazards. Sellers (and their agents) of real property in a mapped hazard zone must disclose that the property lies within such a zone at the time of sale.

4.5.4.3 Local Regulations

Mono County General Plan Safety Element. To mitigate seismic hazard risks, the Mono County General Plan Safety Element (and the Town of Mammoth Lakes General Plan) regulates development near active faults, seismic hazard zones and other geologic hazards as required by the provisions of the Alquist-Priolo Special Studies Zone Act and the Seismic Hazard Mapping Act. Policies in the County Safety Element require projects in Alquist-Priolo fault hazard zones, seismic hazard zones, or other known geologic hazard areas, to provide a geologic or geotechnical report prior to project approval. County Safety Element policies also encourage applicants to design or redesign their projects as necessary to avoid unreasonable risks from seismic hazards and specify that the County will deny applications for planning permits where geologic studies provide substantial evidence that the proposed project will be exposed to unreasonable risks from seismic hazards. Projects that include mitigation measures to reduce risks to acceptable levels may be approved.

Land Clearing, Earthwork, and Drainage Facilities Regulations. This County ordinance, more commonly known as the Grading Ordinance (Chapter 13.08 of the Mono County Code) regulates grading, cut and fill, and drainage facilities for new development and improvements to existing development depending on the amount of planned site disturbance. The intent of the regulations is to ensure the safety and stability of development and to prevent on- and off-site erosion impacts. The ordinance requires a soils report prepared by a soils engineer for grading in, on, under, over or adjacent to old fills, swamp, marshlands, or in areas known or believed to be potential slide areas. Areas with expansive soils also require a soils report prepared by a soils engineer.

Land Development Regulations. Mono County Land Development Regulations restrict site disturbance in certain land use designations in order to protect environmentally sensitive areas and reduce landslide risk.

Unreinforced Masonry Mapping Program. In compliance with State law and Safety Element policies, the Mono County Building Department has identified potentially hazardous buildings and is developing a mitigation program for the identified buildings.

4.5.5 SIGNIFICANCE CRITERIA

Consistent with Appendix G of the CEQA Guidelines, the proposed RTP/General Plan update project will be considered to have a significant impact on soils, geologic and mineral resources if it will:

- a) **Expose people or structures to potential substantial adverse effects involving:**
 - i) **Rupture of a known Alquist-Priolo earthquake fault as delineated by the State Geologist or based on other substantial evidence?**
 - ii) **Strong seismic ground shaking?**
 - iii) **Seismic-related ground failure, including liquefaction?**
 - iv) **Landslides?**
- b) **Result in substantial soil erosion or the loss of topsoil?**
- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, or be located on expansive soil creating substantial risks to life or property?**
- d) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

- e) Result in the loss of availability of a known mineral resource or an identified locally important mineral resource that would be of value to the region and to residents of the state of California?

4.5.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES

IMPACT 4.5(a): Would implementation of the proposed RTP/General Plan Update expose people or structures to potential substantial adverse effects involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map for the area or based on other substantial evidence of a known fault?
- ii) Strong seismic ground shaking or landslides?
- iii) Seismic-related ground failure?

POTENTIALLY SIGNIFICANT IMPACT. The *Multi-Hazard Plan* describes seismic hazards as a constant risk throughout the county including developed lands, and areas planned for future development. Earthquakes occur on an almost daily basis in Mono County. Alquist-Priolo Fault Hazard zones occur in communities throughout the county, particularly along the base of the Sierra Nevada mountains and the White Mountains. Strong earthquakes have occurred in the past in the Tri-Valley area, in the Long Valley area, and in Mammoth Lakes, and the entire county is subject to intense groundshaking resulting from seismic events. Figure 4.5-4 depicts the peak horizontal ground acceleration exceeded at a 10% probability in 50 years on a uniform firm-rock site condition (acceleration at 10% in 50 years ranges from about 0.1 g to over 1 g). As indicated, peak acceleration rates in Mono County range from 20% to 50% (by comparison, peak rates along portions of the San Andreas Fault exceed 80%).⁹

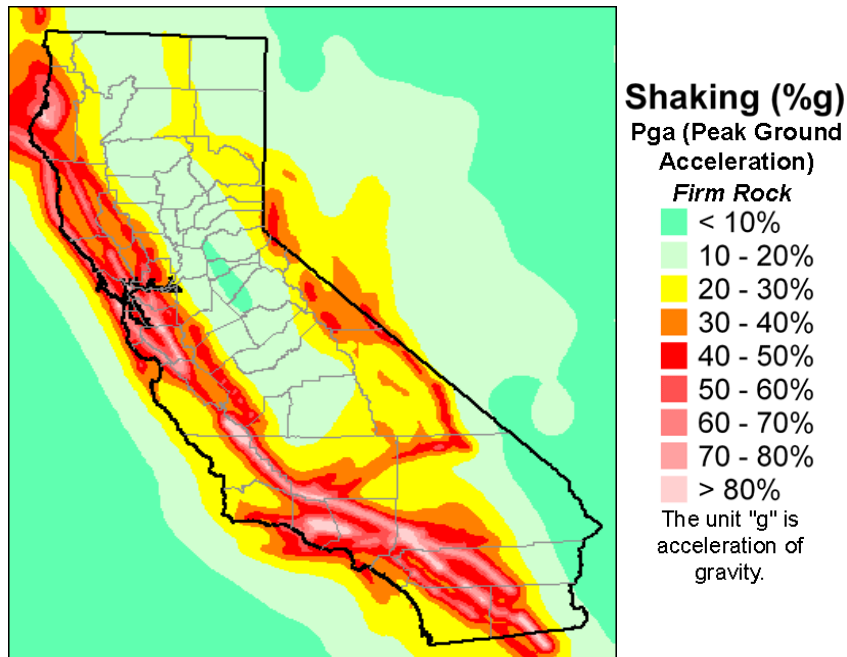


Figure 4.5-4: Seismic Shaking Accelerations in California

The California Geologic Survey has recently updated the state geologic map and earthquake fault activity map in recognition of its 150th Anniversary. The new versions are all-digital products, and relatively free of the distortions seen in the earlier versions. The 2010 Fault Activity Map presents a much more detailed depiction of faults in California than previous versions, and covers a time period dating from pre-quatarnary (older than 1.6 million years) to historic faulting

⁹Seismic Shaking Hazards in California, Based on the USGS/CGS Probabilistic Seismic Hazards Assessment (PSHA) Model, 2002 (revised April 2003), 10% probability of being exceeded in 50 years. <http://redirect.conservation.ca.gov/cgs/rghm/pshamap/pshamain.html>

(the past 200 years). The mapping (available at <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html>) shows Mono County with an especially rich network of faults dating to all mapped timeframes.

The *Emergency Operations Plan* (EOP) cites the USGS definition of “ground failure” as a term used to describe zones of ground cracking, fissuring, and localized horizontal and vertical permanent ground displacement that can form by a variety of mechanisms on gently sloping valley floors. Ground failure may be caused by surface rupture along faults, secondary movement on shallow faults, shaking-induced compaction of natural deposits in sedimentary basins and river valleys, and liquefaction of loose, sandy sediment. The effects resulting from ground failure include liquefaction, lateral spreading, lurching, and differential settlement, all of which usually occur in soft, fine-grained, water-saturated sediments that are typically found in valleys. The extent of damage depends on the magnitude of the earthquake, distance from the epicenter, and characteristics of surface geology. During the 1980 Mammoth Lakes earthquake sequence, ground failure was prevalent at Little Antelope Valley, along margins of the Owens River in upper Long Valley, along the northwest margins of Lake Crowley, and along Hot Creek Meadow.

As noted in the baseline, 55 developed parcels and more than 10 critical facilities are located in Alquist-Priolo Fault Hazard Zones; and nearly 1000 parcels and many more critical facilities are located in areas of strong seismic shaking. Additionally, future development associated with land uses shown in the 2015 *General Plan* would allow 43,000 more residents in Mono County at build-out than in the 2010 Census. Essentially all of these residents will experience seismic shaking during their tenure; many will experience strong seismic shaking, and some will be exposed to ground failure, liquefaction and earthquake-induced landslides. The EOP notes that a significant earthquake could exceed the response capabilities of Mono County; in such a case, response and disaster relief support would be required from other counties, private organizations, and from the state and federal governments. These limitations would be exacerbated by limited access to emergency services for some developed areas of the county, and most backcountry areas of the county (under normal conditions).

In compliance with state law, Mono County regulates development in and adjacent to identified fault hazard zones, and all new development must comply with current seismic safety standards. These standards reduce seismic hazards to a level of ‘acceptable risk,’ wherein the potential for significant human and property losses is outweighed by the benefits, given the probability of occurrence. Policies and actions in the *Draft RTP/General Plan Update*, as outlined in the section below, will support and strengthen these seismic safety programs and laws and regulations, but **will not reduce to less than significant levels** the threat of loss, injury and death involving seismic risk and exposure.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
MITIGATE POTENTIAL SEISMIC IMPACTS**

Please refer to Table 4.5-5 in Appendix D.

IMPACT 4.5(b): Would implementation of the proposed RTP/General Plan Update result in substantial soil erosion or the loss of topsoil?

POTENTIALLY SIGNIFICANT IMPACT. The IRWMP notes that thin soils on steeper slopes tend to be highly erodible, as area areas where vegetation has been removed and soils mechanically compacted (e.g. roads, trails, construction sites, off-road vehicle routes), and exposed soils during high-wind events (see §4.6, Safety and Hazards, for further discussion of damaging winds in Mono County). As shown in Figure 4.5-5, large areas of the county have slopes of 16-30%, and the mountainous areas have slope gradients much higher than 30%. However, slopes of 0-15% are present through many areas of Mono County, including a majority of the privately owned land and developed community areas including the lands around Mono Lake, the Tri-Valley, Long Valley, and the corridor from Coleville north to the junction of US 395 with SR 89.

Erosion risks are also high in areas exposed to wildland fires, and the Mono County *Emergency Operations Plan* states that a majority of Mono County has a significant potential for wildland fires due to the presence of highly flammable fuel sources, long dry summers, and steep mountain slopes. Wildland fires as associated with significant environmental damage including loss of timber, wildlife habitat, scenic quality and recreational resources as well as soil erosion, sedimentation of fisheries and reservoirs, and downstream flooding. Erosion potential is increased by high-severity fires, which have become more numerous. The Sierra Nevada Conservancy references a USFS report (*Sierra Nevada Fire Severity Monitoring 1984-2004*) documenting the increase in the proportion of acres burned at high-severity: where 15% of burned at high-severity in 1984, the proportion had increased to 23% just 20 years later. The effect differed in relation to forest type. Although the proportion of severe fire in mixed conifer stand fires increased from 17% to 27%, the effect was most dramatic in white fir and black oak stands where high-severity fires increased by 200% to 300%.¹⁰

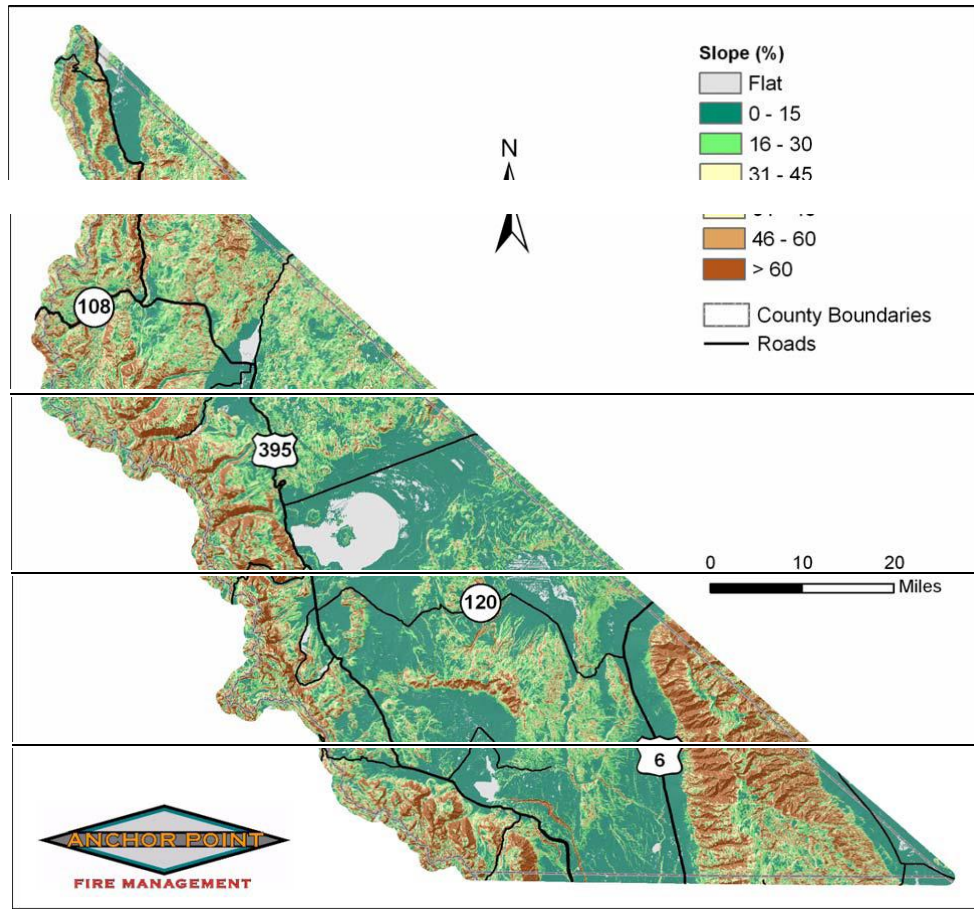


FIGURE 4.5-5: Mono County Slope Gradients¹¹

A 2013 study by the USDA Forest Service indicates that homes located anywhere in the Wildland-Urban Interface (WUI) will eventually be exposed to wildfire, regardless of vegetation type or potential for large fires. There are many definitions of WUI; the Forest Service has described the WUI as any area where humans and human development meet or intermix with wildland fuel; a more precise definition cited in the study is lands with more than one housing unit per 40 acres where wildlands dominate the landscape (referred to as 'intermix'); higher density developments adjoining heavy natural vegetation is referred to as 'interface.' The study includes an estimate that about one-tenth of the land area occupied by housing, and about one-third of all housing units (homes, apartment houses, condominiums, etc.) in the conterminous United States are located in the WUI; from 1990 to 2000 alone, the total WUI area in the United States

¹⁰ Sierra Nevada Conservancy, *System Indicators, Fire Threat*, September 2013.

¹¹ Mono County, *Community Wildfire Protection Plan*, prepared by Anchor Point Group. May 2009.

increased by 18%, with the addition of more than 6 million homes. Moreover, erosion control can be problematic in areas where fire hazard management calls for vegetation removal.

The California Regional Water Quality Control Board-Lahontan Region (LRWQCB) notes that the soils and waters of the Sierra Nevada have low buffering capacity for acids, and Sierra lakes and streams are sensitive to acidification from deposition of pollutants from urban areas. Water quality problems in the Lahontan Region are largely related to nonpoint sources, and erosion from construction is a major contributor to these problems.

In combination, the above factors indicate that approval and implementation of the *RTP/General Plan Update* will significantly increase the risk of soil erosion and loss of topsoil. The increased risk will result from development (particularly on steeper slopes) of homes and businesses, ancillary features and infrastructure (including roads, trails and construction sites), and from the increased risk of wildfire and associated erosion potential that are associated with approval and implementation of the *Draft RTP/General Plan Update*. Mono County Code §13.08.060 and 13.08.160 require the use of standard grading specifications in grading permits, and provide a streamlined permitting process to allow ministerial permit approval for complying projects. Additionally, policies are proposed in the *Draft Open Space and Conservation Element* to support use of Low Impact Development (LID) strategies that reduce impacts to watershed that are associated with development. These standards and policies will strengthen erosion controls countywide, but will not reduce such risk to less than significant levels. The project is found to have **potentially significant adverse impacts** in terms of soil erosion and loss of topsoil in future years.

**RTP/GENERAL PLAN RECOMMENDATIONS, POLICIES & ACTIONS THAT
MITIGATE POTENTIAL FOR SOIL EROSION**

Please refer to Table 4.5-5 in Appendix D.

<p>IMPACT 4.5(c): Would implementation of the proposed <i>RTP/General Plan Update</i> result in structures located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site lateral spreading, subsidence, liquefaction or collapse?</p>
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POTENTIALLY SIGNIFICANT IMPACT. The *Multi Hazard Plan* notes that subsidence can be caused by tectonic movement of the earth, by withdrawal of fluids (such as groundwater or oil), by compaction (which occurs when copious amounts of water are applied to an arid area), or by severe loading, such as when large bodies of water are impounded. Subsidence is a global problem; the USGS estimates that more than 17,000 square miles in 45 States have been directly impacted by subsidence – due primarily to excessive groundwater withdrawal. The most dramatic tectonic subsidence occurs during earthquakes. During the May 1980 sequence of earthquakes near Mammoth Lakes, there were several locations near the Hilton Creek Fault where the ground surface dropped about four inches on the northeast side of fractures. Along the "Mammoth Airport fault zone", up to 12 inches of vertical offset on the east side of ruptures was observed (Taylor and Bryant, 1980). Another tectonic change in ground elevation that occurs in Mono County is associated with the movement of magma beneath Long Valley Caldera.

Liquefaction is defined by USGS as "a phenomenon where saturated sands lose their strength during an earthquake and become fluid-like and mobile; as a result, the ground may undergo large and potentially damaging permanent displacements. The displacement of major concern associated with liquefaction is lateral spreading, wherein large blocks of ground move downslope or toward stream channels." Mono County areas potentially subject to liquefaction include Sherwin Meadows, and areas in Old Mammoth.

Discussion under impact 4.5-1 noted that all of Mono County is subject to intense seismic groundshaking, and many communities are located in Alquist-Priolo Fault Hazard zones. Earth materials throughout the region for the most part are unconsolidated, particularly in the Long Valley caldera. Unconsolidated and locally moist soils contributed to ground failures from lurching, downslope movement, settlement, and liquefaction. Ground cracks were widespread in the

Mammoth Lakes region following the 1980 Mammoth Lakes earthquake sequence, and ground failure was prevalent at Little Antelope Valley, along margins of the Owens River in upper Long Valley, along the northwest margins of Lake Crowley, and along Hot Creek Meadow.

The *Draft 2014 Safety Element* indicates that subsidence in Mono County has been caused mainly by the tectonic movement of the earth and the movement of magma beneath the Long Valley Caldera. During the May 1980 sequence of earthquakes near Mammoth Lakes, the ground surface dropped about 4" at several locations near the Hilton Creek fault, and up to 12" of vertical offset occurred along the Mammoth-June Lakes Airport fault zone. Magma movement in the Long Valley Caldera has caused bulging of the resurgent dome by more than 30" since 1989 according to the USGS. The *Safety Element* indicates that no subsidence has been observed in the County due to fluid withdrawals. However, all major county groundwater basins have been identified by the Division of Mines and Geology as areas where subsidence could occur as a result of excessive groundwater pumping.

Expansive soils exhibit a shrink-swell behavior that results from the water-holding capacity of clay minerals; such soils are often poorly suited to onsite septic systems and can adversely affect the integrity of facilities such as pavement, foundations, and subsurface structures and utilities. Results of a USDA soil survey of Toiyabe National Forest²² indicates that clay soils are widespread in that area, and recent studies for Inyo County indicate that clay soils may also be present in surficial and underlying deposits of the northern Owens Valley.²³

Information provided in the *Safety Element*, the *Multi-Hazard Plan* and the *Emergency Operations Plan* (and elsewhere) indicates that many existing structures in Mono County are located on geologic units or soils that are or may become unstable, potentially resulting in lateral spreading, subsidence, liquefaction or collapse, or expansive soil conditions that may pose risks to life and property. Mono County has taken numerous steps to reduce erosion potential, and the proposed *The Draft RTP/General Plan Update* includes a wide range of additional policies and actions to ensure that future structures are located outside of high hazard zones. These measures will substantially reduce the potential for hazards from unstable substructures and soils. However, the breadth and geographic distribution of unstable geologic hazards within Mono County indicates that such **risks cannot be reduced to less than significant levels**.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
IMPACTS OF UNSTABLE SOILS**

Please refer to Table 4.5-5 in Appendix D.

IMPACT 4.5(d): Would implementation of the proposed RTP/General Plan Update result in structures located on expansive soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water or creating substantial risks to life or property?

LESS THAN SIGNIFICANT IMPACT. Expansive soils exhibit a shrink-swell behavior that results from the water-holding capacity of clay minerals; such soils are often poorly suited to onsite septic systems and can adversely affect the integrity of facilities such as pavement, foundations, and subsurface structures and utilities. Results of a USDA soil survey of Toiyabe National Forest²⁴ indicates that clay soils are widespread in that area, and recent studies for Inyo County indicate that clay soils may also be present in surficial and underlying deposits of the northern Owens Valley.²⁵

²² USDA *Soil Survey of Toiyabe National Forest Area* obtained online at <http://ucanr.edu/sites/mginyomono/files/181991.pdf>

²³ Inyo County, Renewable Energy General Plan Amendment, Draft Program EIR (§4.6-Geology & Soils), November 2014.

²⁴ USDA *Soil Survey of Toiyabe National Forest Area* obtained online at <http://ucanr.edu/sites/mginyomono/files/181991.pdf>

²⁵ Inyo County, Renewable Energy General Plan Amendment, Draft Program EIR (§4.6-Geology & Soils), November 2014.

A study prepared by the UC Cooperative Extension notes that as of 1999, roughly 23% of all occupied homes in the US were served by septic systems; in Mono County, homes outside of Mammoth Lakes, Bridgeport, Lee Vining, June Lake and Crowley Lake are on septic systems. The most common cause of septic system failure is the nature of the soils used for the absorption field; as noted above, clayey soils are often poorly suited to septic systems. Other common causes of failure include improper design, and poor system use, management, and maintenance by the homeowner. In its comments on the Draft EIR for the 2000 Mono County General Plan Land Use Amendments, the LRWQCB noted that wetlands and some major surface water bodies in Mono County (including Bridgeport Reservoir, West Walker River, and others) have been significantly degraded due to cumulative effects increases in sediment and/or nutrient discharges from septic systems, erosion, fertilizers, and other sources.

The *Basin Plan* prevents water quality problems in large part through waste discharge restrictions that are implemented through Water Quality Certification, NPDES permits, waste discharge requirements and permits (WDRs, mainly used for point sources), discharge prohibitions, enforcement actions, special designations, and “Best Management Practices” (BMPs, mainly for non-point source discharges). Table 4.5-2 presents Waste Discharge Prohibitions in the *Basin Plan* for the Lahontan Region, including prohibitions for the region as a whole, and prohibitions for specific Mono County hydrologic units and areas.

TABLE 4.5-2: Basin Plan Waste Discharge Prohibitions In Mono County¹⁶	
REGIONWIDE PROHIBITIONS	
1. The discharge of waste(i) which causes violation of any narrative water quality objective contained in this Plan, including the Nondegradation Objective, is prohibited	
2. The discharge of waste that causes violation of any numeric water quality objective contained in this Plan is prohibited.	
3. Where any numeric or narrative water quality objective contained in this Plan is already being violated, the discharge of waste that causes further degradation or pollution is prohibited.	
4. The discharge of untreated sewage, garbage, or other solid wastes into surface waters of the Region is prohibited.	
5. For municipal and industrial discharges: (a) The discharge, bypass, or diversion of raw or partially treated sewage, sludge, grease, or oils to surface waters is prohibited. (b) The discharge of wastewater except to the designated disposal site is prohibited. (c) The discharge of industrial process wastes to surface waters designated for Municipal and Domestic Supply (MUN) beneficial use is prohibited.	
SPECIFIC MONO COUNTY HYDROLOGY UNIT/AREA PROHIBITIONS	
Walker River Hydrologic Units	1. The discharge of wastes from boats, marinas, or other shoreline appurtenances to surface waters of the East Walker River HU or West Walker River HU is prohibited.
	2. The discharge of any waste or deleterious material to surface waters of the East Walker River HU or West Walker HU is prohibited. ¹⁷
	3. The discharge of any waste or deleterious material within the East Walker River HU or West Walker River HU, which would cause or threaten to cause violation of any water quality objective contained in this Plan, or otherwise adversely affect or threaten to adversely affect the beneficial uses of water set forth in this Plan, is prohibited.
Mono and Owens Hydrologic Units	1. The discharge of waste to surface water, including sewage or sewage effluent, is prohibited in the following locations: (a) Mill Creek and Lee Vining Creek watersheds, (b) Rush Creek watershed above the outlet from Grant Lake, (c) Owens River and its tributaries upstream of Crowley Lake above elevation 7,200', (d) Owens River and its tributaries downstream of Crowley Lake above elevation 5,000'. An exemption to this prohibition may be granted whenever the Regional Board finds (based on geologic and hydrologic evidence presented by the proposed discharger) that the discharge of waste to surface waters will not, individually or collectively, directly or indirectly, adversely affect water quality or beneficial uses.
	2. The discharge of waste from existing leaching or percolation systems is prohibited in the following areas: (a) Rush Creek watershed above the outlet of Grant Lake, (b) Mammoth Creek watershed above elevation 7,650', including the drainage area of the community of Mammoth Lakes. An exemption to this prohibition

¹⁶ Water Quality Control Plan for the Lahontan Region (Basin Plan). Note that exhibits are provided in the *Basin Plan* for all regions, units and areas subject to the prohibitions listed in Table 4.5-2: http://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.shtml.

¹⁷ This restriction has essentially shut down development in the Twin Lakes area near Bridgeport; the County Environmental Health Director notes that all allowed permits in the Twin Lakes have now been issued, and no further permits can be issued under current LRWQCB guidelines.

	<p>may be granted whenever the Regional Board's Executive Officer finds (based on geologic and hydrologic evidence presented by the proposed discharger) that the continued operation of septic tanks, cesspools, or other means of waste disposal in a specific area will not, individually or collectively, directly or indirectly, adversely affect water quality or beneficial uses, and that the sewerage of such area would have a damaging effect upon the environment.</p> <p>(3. Concerns Inyo County discharge prohibitions and thus deleted from this table)</p> <p>4. The discharge of waste from new leaching and percolation systems is prohibited in the following areas (For this prohibition, new systems are any installed after May 15, 1975): (a) Rush Creek watershed above the outlet from Grant Lake, (b) Mammoth Creek watershed upstream of the confluence of Sherwin and Mammoth Creeks, (c) concerns Inyo County and thus deleted here), (d) Mammoth Creek watershed, including the drainage area of the community of Mammoth Lakes, and the Sherwin Creek watershed upstream of the confluence of Sherwin and Mammoth Creeks.</p> <p>5. The discharge of waste in the following described area from new or existing leaching or percolation systems is prohibited (For this prohibition, new systems are any installed after 15 May 1975): The area commonly known as the Hilton Creek/Crowley Lake communities (included in specified sections). An exemption to the prohibition against discharge of waste from new septic/leaching systems may be granted by the Regional Board's Executive Officer after presentation by the proposed discharger of geologic and hydrologic evidence and an acceptable engineering design that sufficiently demonstrate that use of the proposed leaching system will not, of itself or in conjunction with the use of other systems in the area, result in a pollution or nuisance, or other adverse effects to water quality or beneficial uses. An exemption to the prohibition against discharge of waste from existing septic/leaching systems may be granted by the Regional Board's Executive Officer after presentation by the discharger of geologic and hydrologic evidence that the continued use of an existing leaching disposal system will not, individually or collectively, result in a pollution or nuisance, or other adverse effects to water quality or beneficial uses.</p>
WETLAND AND STREAM ENVIRONMENT ZONE	
<p>Wetland and Stream Environment Zone Treatment Definition</p>	<p>Treatment areas inundated by water for a sufficient time to support vegetation adapted for life in saturated soil conditions. Some wetland/SEZ treatment structures incorporate small permanent pools while other systems distribute sheet flow across dense wetland/meadow vegetation. Purpose: Wetland/SEZ treatment systems effectively filter sediment and bioavailable nutrients from runoff waters. Applicability: Vegetative wetland storm water treatment is applicable in any area where there is sufficient space and hydrologic conditions that support thick hydrophytic vegetation. Any location in need of treatment with access to a densely vegetated area should consider this option. In addition to providing treatment, wetland systems help also control runoff volumes. Wetland construction or development of existing SEZ resources may require multiple local, state, and federal permits including, but not limited to, §401 water quality certification, §404 wetland permits, waterway disturbance permits, and Basin Plan prohibition exemptions. Advantages: Properly designed wetland and SEZ stormwater treatment systems have proven highly effective for removing bioavailable nutrients and fine sediment from urban runoff. Wetland treatment offers pollutant removal by infiltration, sedimentation, physical filtering, and biological uptake and conversion. Wetland and vegetated treatment systems can also be visually attractive and provide valuable habitat for migratory waterfowl. Disadvantages: Improper development or excessive pollutant loads can damage natural wetland systems. Clean Water Act §401 and §404 place strict regulations on potential impacts to wetland areas. Upsetting the natural nutrient and hydrologic balance of wetlands by introducing storm water may threaten their integrity, reduce water quality benefits, and impair beneficial uses. Some storm water professionals have raised concerns regarding potential impacts to wildlife attracted to storm water wetlands. Limited nutrient removal during the winter season when vegetation is dormant may be another possible disadvantage. Furthermore, decomposing wetland vegetation may release stored nutrients and other chemicals (such as heavy metals) to surface and groundwater. Effectiveness: Wetland treatment efficiency is a function of pollutant load, and thus can be highly variable. In general, nutrient removal efficiency drops with decreased nutrient concentrations. Another factor influencing nutrient removal is the seasonal nature of nutrient-laden runoff. Unlike areas on the East Coast of the United States where runoff occurs primarily during the growing season, much of the urban runoff in the Tahoe Basin occurs during the winter and early spring when vegetation is dormant.</p>
<p>Nondegradation Policy- Aquatic</p>	<p>All wetlands shall be free from substances attributable to wastewater or other discharges that produce adverse physiological responses in humans, animals, or plants; or which lead to the presence of undesirable</p>

Communities and Populations	or nuisance aquatic life. All wetlands shall be free from activities that would substantially impair the biological community as it naturally occurs due to physical, chemical and hydrologic processes.
Application of Narrative and Numerical Water Quality Objectives to Wetlands	Although not developed specifically for wetlands, many surface water narrative objectives are generally applicable to most wetland types. However, the Regional Board recognizes, as with other types of surface waters such as saline or alkaline lakes, that natural water quality characteristics of some wetlands may not be within the range for which the narrative objectives were developed. The Regional Board will consider site specific adjustments to the objectives for wetlands (bacteria, pH, hardness, salinity, temperature, or other parameters) as necessary on a case-by-case basis. The numerical criteria to protect one or more beneficial uses of surface waters, where appropriate, may directly apply to wetlands. For example, wetlands that actually are, or that recharge, municipal water supplies should meet human health criteria. The USEPA numeric criteria for protection of freshwater aquatic life, as listed in Quality Criteria for Water—1986, although not developed specifically for wetlands, are generally applicable to most wetland types. As with other types of surface waters, such as saline or alkaline lakes, natural water quality characteristics of some wetlands may not be within the range for which the criteria were developed. Adjustments for pH, hardness, salinity, temperature, or other parameters may be necessary. The Regional Board will consider developing site-specific objectives for wetlands on a case-by-case basis.

The Basin Plan includes a special ‘Nondegradation Objective’ for surface waters, groundwater and wetlands of the Lahontan Region. The Objective was established under Resolution No. 68-16, “Statement of Policy with Respect to Maintaining High Quality of Waters in California,” which seeks to maintain the existing high quality waters of the state by requiring that where the existing water quality exceeds Basin Plan objectives, such existing quality shall be maintained unless appropriate findings are made under the policy. To preserve wetlands, the *Basin Plan* identifies major wetland resources and designates beneficial uses for each listed wetland including two beneficial uses that are specifically intended to recognize the unique water quality enhancing and flood attenuation properties of wetlands, The provisions include a ‘nondegradation of aquatic communities and populations’ water quality objective for wetlands, and an implementation plan for wetlands protection and management that includes a ‘no net loss’ policy, a commitment to ensure ‘sequencing’, and a commitment to explore means to reduce procedural complexity in wetlands permitting issues. The condition of major wetland resources are described in the RWQCB’s Water Quality Assessment (see §3.4), and in the RWQCB’s developing wetlands database. Wetlands issues and tasks specific to the focus watersheds can be found in Section 2 of this Chapter.

Clearly, Mono County surface waters and soils are highly sensitive to degradation from waste discharges. The prohibitions listed above broadly affect the regions from Topaz Lake down to Conway Summit as well as the regions from the Mill Creek watershed south to and including the June Lake Loop and down to the Inyo County line, and including the SR6 corridor from Benton south to the Inyo County Line. In effect, these prohibitions indicate that new leaching systems in many Mono County areas that are shown in the *Draft RTP/General Plan* update for future development (and existing leaching systems in some areas) will not be permitted unless present specific evidence is presented that such systems will not affect water quality or designated beneficial uses.

The stringent prohibitions already adopted by the State Water Resources Control Board, combined with the goals and policies contained in the *Draft RTP/General Plan Update, Basin Plan* requirements effectively preclude the possibility that project structures will be located on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water or creating substantial risks to life or property. The prohibitions may also serve to limit the degree and extent to which land uses shown in the proposed *RTP/General Plan Update* can be implemented in the years to come. Based on the foregoing considerations, it is concluded that potential to locate structures on expansive soils incapable of adequately supporting use of septic tanks would be **less than significant**.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
MITIGATE IMPACTS OF WASTE DISCHARGES**

Please refer to Table 4.5-5 in Appendix D.

IMPACT 4.5(e): Would implementation of the proposed RTP/General Plan Update result in the loss of availability of a known mineral resource or an identified locally important mineral resource that would be of value to the region and to residents of the state of California?

POTENTIALLY SIGNIFICANT IMPACT. As noted in the baseline overview, significant mineral resources are present in Mono County. The MEA (Ch. XII-Geology) indicates that alluvial fans at the base of the mountains often contain abundant sand and gravel resources, and mining has a long and very colorful history in Mono County. As noted in the baseline overview, mining operations continue into the present era with 8 mines reported as active by SMGB. The Mono County MEA notes that numerous gold mining operations have been proposed in the Bodie Hills over the years, including a 2010 concept plan that would have necessitated removed the Wilderness Study designation from the Bodie Hills. The 2010 concept was not supported by the Mono County Board of Supervisors, and has since been withdrawn. However, the state has classified only a small portion of Mono County as having significant mineral resources. As part of the 2001 MEA, Mono County informally mapped mineral resources throughout the unincorporated lands, based on mining industry consultant recommendations (note that the maps have not been formally accepted by SMGB). Table 4.5-3 summarizes the 2001 MEA findings.

TABLE 4.5-3: MINERAL RESOURCE ZONES (MRZ) OF MONO COUNTY¹⁸

MONO COUNTY REGION	MINERAL RESOURCES
Antelope Valley	The majority of Antelope Valley is classified as MRA-1, MRA-3 or MRA-4. Areas classified as MRZ-2 include a large zone centered around the Lilly Mine to the northeast, and two small zones around Little Lost Canyon to the southwest.
Devil's Gate to Swauger Creek	MRZ-1 is the dominant classification in this region. One large region in the northern Sweetwater Mountains, with numerous mines (including the Montague and Angelo Mission mines) is classified as MRZ-2.
East Walker	More than half of this region is classified as MRZ-2, including large areas around Ferris Canyon on the east and a second large area around Masonic Mountain (again with numerous mines including the 'Success Mine'). A smaller area is shown in the far southeastern area around Rough Creek.
Bridgeport	Lands in this region are generally designated as MRZ-1, MRZ-3 and MRZ-4, with a large area shown as MRZ-2 extending from Bodie Mountain south to Rancheria Creek Spring, and two small pockets of MRZ-2 along Dog Creek.
Bodie	With the exception of 1 small outparcel, all lands around Rough Creek and Bodie Creek (on the north and northeast of this region) are designated as MRZ-2. The remaining lands are primarily designated as MRZ-1, with smaller areas of MRZ-3 and MRZ-3.
Mono Lake	Several areas around Mono Lake are designated as MRZ-2 including large zones north of the lake (just south of Bodie), a large pocket north of Lundy Canyon, an area located near Lee Vining Peak, and a large area extending south from the Mono Basin National Forest Scenic Area. Small areas of MRZ-3 and MRZ-4 are located around the lake, with a large area designated as MRZ-1 around most of the lake margin.
Cowtrack Mountain	Essentially the entire Cowtrack Mountain region is designated as MRZ-1; no lands are classified as MRZ-2.
Adobe Valley	While most of this region is designated as MRZ-3 and MRZ-4, a large area shown as MRZ-2 extends from just south of Antelope Mountain down toward Chalfant Valley, with a small pocket around Montgomery City and a larger area around Pedro Ranch Road. The

¹⁸ Source: Mono County 2001 MEA, Figure 17A (Mineral Resources); note that the terminology used in 2001 ('mineral resource area', MRA) has since changed to 'mineral resource zone', (MRZ) as used herein.

	remaining lands are shared roughly equally by the MRZ-1, MRZ-3 and MRZ-4 designations.
June Lake	This region includes two large areas classified as MRZ-2, one of which surrounds Lookout Mountain, and a second that encompasses lands from the Buttes and the Craters down to just south of Bald Mountain Road. MRZ-1 is the dominant classification in the June Lake region, particularly on the east side, with numerous areas shown as MRZ-3 and MRZ-4 on the west side.
Long Valley	Much of the west-central portion of this planning area is designated as MRZ-2, north from the North Landing area of Crowley Lake on the east to the US 395 alignment on the west. This area is surrounded by MRZ-1, with numerous small pockets of MRZ-3 and MRZ-3 to the south and east.
Hammil Valley	Much of Hammil Valley is classified as MRZ-2, including most lands on the west, central and southern valley. The MRZ-1 classification covers a wide area of south central Hammil Valley, with smaller pockets of MRZ-3 and MRZ-4 on the northeast and east.
Wheeler/Paradise and Chalfant Valley	All of the Volcanic Tablelands area is designated as MRZ-2, as are the lands extending north and east of Chalfant.
Fish Lake Valley	None of the lands in this region are classified as MRZ-2. MRZ-4 is the dominant classification (covering essentially the eastern half), with large areas of MRZ-3 and smaller pockets of MRZ-1 on the west.
Sonora Pass & Walker Mtn.	All lands in these two regions are designated as MRZ-3.
Adobe Hills	All of the lands in the Adobe Hills region are designated as MRZ-1.
Mount Dubois	Lands along the Nevada border extending from just south of Indian Creek to north of Montgomery Creek are classified as MRZ-2; the remaining lands are designated as MRZ-3 and MRZ-4.
Tioga Pass and Ansel Adams Wilderness	MRZ-3 is the dominant classification in the Ansel Adams Wilderness, with a small pocket of MRZ-2 around Gem Lake; lands in the Tioga Pass area are shown as MRZ-3.
Glass Mountain and John Muir Wilderness	Most lands in the Glass Mountain area are designated as MRZ-1, with smaller areas shown as MRZ-3 and MRZ-4. The MRZ-3 and MRZ-4 designations dominate lands in the John Muir Wilderness with smaller areas shown as MRA-1. Neither region has lands designated as MRZ-2.
Mammoth Lakes	All lands in the town and extending north to Deer Mountain are classified as MRZ-1. Several small pockets of MRZ-2 are shown west of Deer Mountain, south of Mammoth Lakes and northeast of US 395. The remaining lands include small areas of MRZ-3 and MRZ-4.
White Mountain	The western portion of this area (west of Piute Mountain and north of Coldwater Canyon) is classified as MRZ-2; the remaining lands include the MRZ-1, MRZ-3 and MRZ-4 designations.
TERMS:	
<i>MRZ-1: Areas where adequate information indicates no significant mineral deposits are present or are likely to be present.</i>	
<i>MRZ-2: Areas where adequate information indicates that significant deposits are present or are likely to be present.</i>	
<i>MRZ-3: Areas containing mineral deposits the significance of which cannot be evaluated based on available data.</i>	
<i>MRZ-4: Areas where available information is inadequate for assignment to any other MRA.</i>	

In the discussion of issues and opportunities, the *Draft Conservation and Open Space Element* recognizes that Mono County has significant mineral resources within its boundaries, and acknowledges that SMARA requires local governments to plan for the conservation and development of significant mineral deposits. As noted in the Policy Table below, the *Draft Conservation and Open Space Element* contains a goal to provide for the conservation and development of mineral resources, supported by objectives that call on the County to local and identify significant mineral resources deposits, and to conserve and protect those areas in a manner that avoids or minimizes land use conflicts. The conservation objective includes a policy to assign the Division of Mines and Geology 'DMG' classification to lands with significant mineral resource deposits, with specific requirements for use applications submitted for areas with significant mineral deposits, and also requiring that the County *Land Use Element* designate such lands for uses consistent with conservation and potential development of the mineral resources.

However, many of the land uses envisioned in the *Draft RTP/General Plan Update* would have potential to occur on lands that are identified as having potentially significant mineral resources. Such uses could restrict the availability of state- or locally-designated mineral resources by creating uses that are incompatible with nearby resource extraction, and could foreclose the availability of such resources by constructing homes or other land uses on top of soils with significant mineral value. This possibility is presaged in the 'issues and opportunities' discussion that states, "*While the extraction of mineral resources is essential to the needs of society and contributes to the economy of Mono County, there is continuing concern over whether mineral resources should be developed, and, if development does occur, how to ensure that it will not cause significant adverse environmental impacts...mining activities on state or federal lands must comply with County environmental regulations.*"

Given the level of development proposed in the *Draft RTP/General Plan*, the availability of minerals and aggregate resources will play a central role in determining future costs of roads, housing and other structures. USGS notes that demand for construction sand and gravel is determined mainly by construction activity, including the substantial share used for construction of roads and highways. Transportation cost is a major factor in the delivered price of construction sand and gravel (often exceeding the product value at the plant). As a result construction sand and gravel is generally marketed locally; USGS notes that economies of scale do not generally offset the increased transportation costs. Most sand and gravel is hauled by trucks; rail and water transportation together account for 10-20% of total construction sand and gravel shipments. Despite widespread availability of construction sand and gravel resources, local shortages do exist; such shortages are generally the result of land use conflicts, environmental concerns, demand pressures, land use regulations, and the costs associated with meeting environmental and reclamation requirements. USGS anticipates that future trends will favor larger operations with more efficient equipment, more automation, and better planning and design. Although no major shortages (at the national level) are expected to occur in the future, USGS expects that shortages in and near urban and industrialized areas will continue to increase.¹⁹

Presented in the section below are the *RTP/General Plan Update* policies and actions proposed for the development of mineral resources and the responsible management of resource extraction activities. These policies and actions will conform to SMARA directives to encourage the orderly and efficient development of mineral resources, consistent with applicable principles of environmental protection and multiple-use management. However, in light of the location and levels of development that would be allowed by the *Draft General Plan*, and recognizing that the *Draft Conservation/Open Space Element* raises substantive concerns about whether and how mineral resources should be developed, it is concluded that the potential impacts of *RTP/General Plan* implementation on mineral resources would be **potentially significant and adverse**.

**RTP/GENERAL PLAN POLICIES AND ACTIONS TO MITIGATE
POTENTIAL IMPACTS TO MINERAL RESOURCES**

Please refer to Table 4.5-5 in Appendix D.

¹⁹ USGS, *Construction Sand & Gravel Statistical Compendium*, Last Modified: Friday, 11-Jan-2013. Obtained at USFS website: http://minerals.usgs.gov/minerals/pubs/commodity/sand_&_gravel_construction/stat/.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.6

HEALTH, SAFETY, HAZARDS and HAZARDOUS MATERIALS

4.6.1 INTRODUCTION AND SUMMARY

This section describes human health, safety, hazards and hazardous materials in Mono County, and the potential impacts on these resources that may occur in association with the proposed *RTP/General Plan Update*. Information for this section is based in part on data from the Mono County MEA, as well as other sources as cited in the text. The MEA can be accessed at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>. No NOP comments addressed issues pertaining to health, safety, hazards or hazardous materials. Key findings are summarized below.

SUMMARY OF IMPACTS & MITIGATIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS

IMPACT LU 4.6-1:	HAZARDOUS MATERIALS RELEASE
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.6-13 in Appendix D
Residual Significance:	Potentially Significant Impact
IMPACT LU 4.6-2:	HAZARDOUS MATERIALS SITES
Pre-Mitigation Significance:	Less than Significant Impact
Mitigating Policies:	See Table 4.6-13 in Appendix D
Residual Significance:	Less than Significant Impact
IMPACT LU 4.6-3:	AIRPORT HAZARDS
Pre-Mitigation Significance:	Less than Significant Impact
Mitigating Policies:	See Table 4.6-13 in Appendix D
Residual Significance:	Less than Significant Impact
IMPACT LU 4.6-1:	EMERGENCY RESPONSE
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.6-13 in Appendix D
Residual Significance:	Potentially Significant Impact
IMPACT LU 4.6-2:	WILDLAND FIRE RISKS
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.6-13 in Appendix D
Residual Significance:	Potentially Significant Impact
IMPACT LU 4.6-3:	AVALANCHE, LANDSLIDES, STORMS, ROCKFALL, VOLCANIC ACTIVITY
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.6-13 in Appendix D
Residual Significance:	Potentially Significant Impact

4.6.2 KEY TERMS USED IN THIS SECTION

Ash fall (from high-energy explosive volcanic eruptions). Fine ash fall consists of small lava fragments (sand size and smaller) deposited from drifting ash clouds. The impact zone may be many tens to hundreds of miles from the volcano. Although generally non-lethal, fine ash fall is the most widespread and disruptive volcanic hazard. Close to the volcano, heavy ash fall may cause roofs to collapse, wastewater systems to clog, and power systems to shut down. Ash fall from low-energy effusive eruptions consists of the ballistic ejection of coarse hot fragments of lava. Fragments

are usually softball size or smaller, and impacts are limited to the immediate area of the volcanic vent. Structures may be damaged by accumulation of lava fragments or burned by their high heat. Wildfires may be ignited.

Cortese List. Various sections of the California Government Code require the Department of Toxic Substances Control (DTSC) to compile and regularly update lists of the certain hazardous sites and conditions.¹ Collectively, these data represent the "Cortese List" and include:

- Hazardous waste facilities where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.
- All land designated under HSC §25220 as hazardous waste property or border zone property.
- All information received by DTSC per HSC §25242 on hazardous waste disposals on public land. In turn, HSC §25242(a) requires any city, county, or state agency that owns or leases land to notify DTSC if it believes that an unauthorized disposal of hazardous waste has occurred on the property.
- All hazardous substance release sites, per HSC §25356, selected for and subject to a response.

The Cortese List includes sites regulated by DTSC and State Water Resources Control Board (SWRCB). Cortese-listed sites in the planning area are discussed in Impact 4.6-2.

Critical Facility. A critical facility is defined as a facility in either the public or private sector that provides essential products and services to the general public, that is necessary to preserve the welfare and quality of life in the County, or that fulfills important public safety, emergency response, and/or disaster recovery functions.

Hazardous Materials. Federal regulations define hazardous materials as substances and wastes that are "capable of posing an unreasonable risk to health, safety, and property when transported in commerce" (49 CFR 171.8). State regulations define hazardous materials as any material that (due to quantity, concentration, or physical or chemical characteristics) poses a current or potential hazard to human health and safety or to the environment (HSC §25501).

Hazardous Waste. Hazardous waste is a waste with properties that make it potentially dangerous or harmful to human health or the environment. Hazardous wastes can be liquids, solids, or contained gases. They can be the by-products of manufacturing processes, discarded used or unused materials and products such as cleaning fluids (solvents) or pesticides. In regulatory terms, a hazardous waste is a waste that appears on certain hazardous wastes lists or exhibits characteristics of a hazardous waste (ignitability, corrosiveness, reactivity, toxicity). However, materials can be hazardous wastes even if they are not specifically listed or don't exhibit any characteristic of a hazardous waste.

Local Responsibility Area (LRA). Wildland fire protection in California is the responsibility of either the State, local government, or the federal government. Local responsibility areas include incorporated cities, cultivated agriculture lands, and portions of the desert. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts (FPDs), counties, and by California Department of Forestry and Fire Protection (Cal Fire) under contract to local government.

State Responsibility Area (SRA). PRC §4102 defines "state responsibility areas" as areas of the state in which the financial responsibility of preventing and suppressing fires has been determined by the State Board of Forestry and Fire Protection to be primarily the responsibility of the State.

Transportation of Hazardous Materials. The transportation of hazardous materials within California is subject to various federal, state, and local regulations. It is illegal to transport explosives or inhalation hazards on any public highway not designated for that purpose, unless the use of the highway is required to permit delivery, or the loading of such materials (California Vehicle Code §31602(b), §32104(a)). The California Highway Patrol (CHP) designates through routes to be used for the transportation of hazardous materials. Transportation of hazardous materials is

¹ CalEPA DTSC website: <http://www.calepa.ca.gov/sitecleanup/CorteseList/SectionA.htm>, accessed 3-4-15. Note that the Abandoned Site Assessment Program is no longer active.

restricted to these routes except in cases where additional travel is required from that route to deliver or receive hazardous materials to and from users.

4.6.3 BASELINE OVERVIEW

4.6.3.1 Hazardous Materials Transport, Use, Disposal, or Releases

The Mono County *Emergency Operations Plan* (EOP) defines a hazardous material as 'any substance that is flammable, combustible, corrosive, poisonous, toxic, explosive or radioactive.' Mono County is susceptible to a hazardous materials release as a result of transportation accidents, or spills of stored materials. The degree of risk to the environment, human health and property depends on the type, location and quantity of the material released.

Areas at higher risk of a release include communities located near roadways that are frequently used for transporting hazardous materials, and jurisdictions with industrial facilities that use, store, or dispose of such materials. The Mono County *Draft RTP* notes that the potential is highest on Highways 395 and 6, where truck traffic is greatest, as well as State Routes 120, 108, 167 and 158. The Mono County MEA (Safety, 2010) indicates that trucks haul a variety of commodities through Mono County, primarily nonhazardous manufacturing products, general freight, food and farm products, and empty containers, but also hazardous solids, liquids and gases. Although volumes have not been quantified, CHP estimates that up to 50 large vehicles may pass through the county daily transporting a wide range of hazardous substances including Class A explosives, toxic chemicals, liquid petroleum, compressed gases, gasoline and diesel, acids and even some nuclear waste. The MEA indicates that transport of mixed goods (e.g., chlorine bleach and soaps, fertilizers and diesel oils) appears to be on the increase. These are packaged separately in commercial freight trucks and not extremely hazardous in themselves, but can combine to be deadly in a transportation accident. The *Draft RTP* echoes these concerns. Trucks haul a variety of commodities through Mono County, with the greatest number hauling miscellaneous manufacturing products, general freight, food and similar products, farm products, and empty containers; approximately 7% of truck traffic carries petroleum and coal products or chemicals.

Industrial facilities in Mono County are fairly limited. The 2001 *General Plan Land Use Element* zoned only 94 acres for industrial use, plus an additional 41 acres zoned for Industrial Park; corrections resulting from the more refined mapping conducted for 2015 *Draft RTP/General Plan Update* would further reduce the area to 81 acres for industrial use and 22 acres for Industrial Park. Public facilities and numerous businesses located in Mono County also store and use varying types and quantities of hazardous materials, and some parts of the county are crossed by pipelines carrying hazardous materials. Hazardous materials stored and used in the County include:

- Dynamite and other blasting products at Caltrans maintenance yards and ski resorts;
- Liquefied petroleum gas (LPG) storage tanks near major communities, used by distributors;
- Fuel storage tanks at service stations, airports and public agency storage at Mono County, US Forest Service (USFS), the California Highway Patrol (CHP), Caltrans facilities and town of Mammoth Lakes;
- Private above-ground storage tanks of gasoline, diesel and LPG at homes and ranches. Tank volumes range from 100-1,000 gallons, and total volumes in the county exceed 250,000 gallons;
- Large amounts of scale and brine are produced at geothermal plants, and maintenance of equipment and facilities often requires solvents, lubricants, or paints that may generate hazardous wastes;
- About 100,000 gallons of isobutane, which is subject to California Accidental Release Prevention and Risk Management Plan (CalARP/RMP) regulations are used at Mammoth Pacific geothermal plant;
- Three solid-waste landfill sites and six transfer stations are managed by Mono County;
- Limited amounts of pesticides, herbicides, paint products; and
- Limited amounts of hazardous materials to include compressed chlorine, acetylene, oxygen, argon and nitrogen gases.
- In addition, Mammoth Community Water District (MCWD) maintains several tons of compressed chlorine gas at two locations that are subject to CalARP/RMP regulations.

Clandestine dumping of hazardous wastes is yet another cause of hazardous materials spills, and the EOP notes that as costs and restrictions increase for the use of legitimate hazardous waste disposal sites, illegal dumping of

hazardous materials may increase proportionately. Beyond the direct effects, illegal dumping is associated with potential ancillary effects such as impacts to waterways, habitat and drainage. The Mono County *EOP* indicates that there are no production facilities for the manufacture of hazardous materials in the county, nor are there commercial Treatment Storage Disposal facilities.

The threats associated with hazardous materials have been reduced through a wide range of laws and regulations as profiled in the regulatory setting (see §4.6.4). The Mono County Health Department has been certified by the California Environmental Protection Agency (CalEPA) as the Certified Unified Program Agency (CUPA) for implementing the hazardous materials program which includes an Underground Storage Tank (UST) program and the Aboveground Storage Tank (AST) program. Underground storage tanks are inspected annually.

Per California HSC §25503.5, all businesses that manage hazardous materials and/or wastes in quantities at or above 55 gallons (liquids), 200 cubic feet (compressed gases) and/or 500 pounds (solids) are required to prepare and submit a Hazardous Materials Business Plan. Hazardous materials haulers and users are listed with the Health Department and regulated and monitored by the County.² The Office of Emergency Services (OES, in the Mono County Sheriff's Office) administers an Emergency Response Plan and Inventory Program, and Caltrans and CHP are the primary agencies responsible for response to a hazardous materials spill on major highways during transportation. Caltrans maintains a Hazardous Materials Response Trailer in Bishop, Inyo County. The FPDs routinely check compliance and maintain records of stored quantities of hazardous materials, and the Mono County Integrated Waste Management Plan (IWMP) contains policies to address hazardous waste spills. The county *EOP*, prepared by the OES, also addresses emergencies resulting from hazardous materials spills. Household hazardous wastes (including oil, paint & batteries) are collected at County-operated CUPA facilities and managed by the Public Works Department.

The County's Solid Waste Management Plan includes waste reduction practices that reduce, avoid or eliminate the need for off-site hazardous waste facilities (source reduction, recycling and treatment), and the Hazardous Waste Management Element of the Solid Waste Management Plan provides objectives, policies and potential actions to implement a hazardous waste management and reduction program for County generators.

4.6.3.2 Hazardous Materials Sites

The Mono County MEA (Safety, 2010) provides a summary of existing waste generation facilities, as described below:

- *Waste Shipped Off Site:* Only a minimum quantity of hazardous waste has been recorded through the Hazardous Waste Manifest system, and there are no commercial Treatment Storage Disposal (TSD) facilities in the county. Waste oil, waste solvents and used antifreeze are collected by a route-service hauler and waste-oil recycler.
- *Waste Managed On Site:* Little hazardous waste is managed on site in Mono County.
- *Geothermal Waste:* The operating geothermal plant in Mono County produces a large amount of geothermal brine, and the maintenance of equipment and facilities involves the use of solvents, lubricants, and paints that may generate hazardous wastes.
- *Contaminated Sites:* Mono County does not have any sites on the federal superfund list. The SWRCB maintains a list of sites contaminated from leaking underground storage tanks.
- *Solid Waste:* Mono County has three solid-waste landfill sites and six transfer stations.
- *Designated Hazardous Wastes Going to Nonhazardous Waste Facilities:* Designated or hazardous wastes generated in Mono County do not appear to be transported to nonhazardous waste facilities.
- *Wastes Imported and Exported:* No facilities to treat or dispose of hazardous waste are located in Mono County.
- *Large Hazardous Waste Generation:* Mono County has three large quantity hazardous waste generators whose waste streams include low-hazard geothermal scale and petroleum-contaminated soils.
- *Underground Storage Tanks:* Approximately 63 USTs have been identified in Mono County. Most of these contain vehicle or heating fuels; three or four contain waste oil.

² Mono Co. Health Department website: <http://monohealth.com/environmental-health/page/electronic-reporting-and-hazardous-materials-business-plan-requirements>.

- **Commercial Treatment Storage Disposal (TSD) Capacity:** There are no commercial or on-site hazardous waste treatment facilities in the county, and no plans to develop in-county TSD facilities. The transport of hazardous waste out of the county by waste-hauling services will continue. All medical and hazardous wastes are transported to TSD facilities outside Mono County, except for waste oil that is transported by Reno Drain Oil out of the county for recycling at licensed TSD facilities.
- **Hazardous Waste Reduction:** The Solid Waste Management Plan sets forth policies and actions to collect, store and process hazardous materials generated in the county. Homes and small-quantity generators are the principal sources of hazardous waste generation in Mono County.

4.6.3.3 Airport Hazards

Three public airports and several helipads are located in Mono County, as described below:

- **Mammoth Yosemite Airport:** Located 8 miles east of Mammoth Lakes (elevation 7,129 ft.), Mammoth Yosemite Airport is an FAA certified commercial airport offering charter services (the only Mono County airport currently providing commercial air service). The airport is owned and operated by the Town of Mammoth Lakes, and has 130 hangars and 80 tie-downs. As of 2012, eight single-engine planes and two multi-engine planes were based at the airport, and the airport reported 8,000 aircraft operations of which 129 were air carriers, 1,759 were air taxis, 2,048 were general aviation local flights, 4,029 were general aviation itinerant flights, and 35 were military flights. Total passenger traffic (including enplaned and deplaned passenger counts) rose from 53,541 in 2011 to 54,386 in 2012. The Town is currently updating the airport layout plan to include major development and expansion of the airport terminal area (infrastructure, aircraft support facilities and a passenger terminal).
- **Lee Vining Airport:** Mono County owns and operates the Lee Vining airport which is located in Lee Vining (elevation 6,802 ft.) and designated as a "Limited Use-Recreational Access" facility serving general aviation uses. The airport has three hangars and seven tie-downs; currently no aircraft are based there. The airport has a pilot-activated lighting system and a navigational beacon but no aviation fuel. In 2012, the airport reported 2,000 aircraft operations; all 2,000 were general aviation itinerant flights. Although no commercial air service is currently available, the Lee Vining airport is considered to have potential for future commercial service due to its proximity to Yosemite National Park. Future improvements include a full length parallel taxiway, lighting enhancements, perimeter fencing and a card access control gate, and an automatic weather observation system.
- **Bryant Field (Bridgeport):** Bryant Field Airport, located in Bridgeport (elevation 6,468 ft.), is designated as a "Community-Recreational Access" facility serving the general aviation public. It is owned and operated by Mono County. The airport serves business and tourism, as well as emergency access for medical and firefighting activities. The airport has no hangars and 18 tie-downs; currently no aircraft are based there. The airport has a pilot-activated lighting system, a navigational beacon, and aviation fuel available. The runway is 4,239 ft. long and 60 ft. wide, with a parallel taxiway about two-thirds of the runway length; extension of the taxiway is limited by proximity of Bridgeport Reservoir. In 2012, the airport reported 500 aircraft operations (200 general aviation local flights, 300 general aviation itinerant flights). The Marine Corps Mountain Warfare Training Center (MCMWTC) occasionally uses Bryant Field airport for training purposes.
- **Helipads:** There are several helipads in Mono County. One is operated by the MCMWTC at their Training Center at Pickle Meadows. Others are operated by the USFS and Bureau of Land Management (BLM), primarily for firefighting. Helipads at Mammoth Hospital in Mammoth and at Mono Medical Center in Bridgeport are used for air ambulance services.

The California Aviation System Plan (CASP) identifies all the airports in the county as ones considered to be the Eastern Sierra's highest priority facilities in terms of system capacity and safety enhancement. The CASP suggests needed safety improvements at all of the County's airports.

4.6.3.4 Emergency Response & Evacuation

Emergency Operations Planning. The EOP³ is the primary planning document for establishing a coordinated response capability to emergency events in Mono County. As such, the EOP provides detailed guidelines for emergency management and response including preparation (actions taken before an emergency to optimize readiness), response (including pre-emergency actions, actual emergency response actions, and sustained emergency response actions as needed), recovery (to access assistance funds and programs) and mitigation (to avoid or reduce the impact of future emergency events).

The EOP reviews Presidential Policy Directive 8 (Sept. 2011) and the National Preparedness Goal (Oct. 2011), both of which outline actions for security preparedness at all levels of the nation, as well as other federal, state and regional emergency response plans and programs, with discussion of how these programs work together to achieve coordinated response outcomes. The EOP notes that Mono County is required by the California Emergency Services Act to manage and coordinate, under the County Director of Emergency Services, overall emergency response and recovery activities in its jurisdiction. To implement this mandate, the plan sets forth a full set of emergency functions and identifies agencies and departments (in the County and in cooperating jurisdictions) with primary and supportive responsibilities under each function.

The EOP identifies and describes duties that are assigned at the state level as well as the local level. State powers and responsibilities in an evacuation include (among other duties) the power to a) create, amend, or rescind rules or directives to provide the necessary supplies and equipment; b) direct State and local law enforcement officers to incorporate National Guard units; c) prescribe evacuation routes, transportation modes, and destinations; d) control ingress and egress to the disaster area and the occupancy of premises in the disaster area; and e) order, direct, compel, or recommend an evacuation. The decision whether to alert the public and evacuate an area is generally made by the fire department, while the authority to carry out these actions usually rests with law enforcement. The evacuation notice can be advisory (generally issued when the threat to lives is not yet imminent but may develop), or mandatory (issued when the danger to lives of those in a defined area is imminent).

The EOP provides detailed instructions for all evacuation activities including definition of the area to be evacuated, issuance of public notices (pre-evacuation and evacuation), facilities to carry out the evacuation, evacuation modes and routes, access controls, transportation requirements (including provisions for persons with disabilities and their service animals), ensuring adequate fuel supplies, and verifying the capacity of primary evacuation routes. Specific responsibilities for evacuation are assigned to and shared by multiple departments including law enforcement, fire services, transportation, general and fleet service agencies, public works, utility agencies and companies, community development and building, public health, social services, economic development, the Red Cross and local schools and school districts. Outlined below are key elements of the emergency service system.

- **Hospitals & Emergency Services:** Medical facilities serving Mono County residents and visitors include Mammoth Hospital in Mammoth Lakes, a medical clinic in Bridgeport, Northern Inyo Hospital in Bishop, and facilities in the Nevada cities of Gardnerville, Carson City and Reno. People with severe illnesses or injuries are often transported to Reno or Los Angeles for advanced treatment. Basic Life Support emergency services are available in Paradise, Wheeler Crest, Long Valley, Chalfant, Benton, Lee Vining and Mono City. Advanced Life Support emergency services are available in Bishop, Mammoth Lakes, June Lake, Bridgeport and Walker. The County has a standing agreement with the MCMWTC on SR 108 for emergency response when necessary. The *Draft RTP* raises a concern that hospitals in Mono County have limited capacity for multi-casualty incidents, which may necessitate, in the event of larger accidents involving serious injuries, that victims be transported to facilities outside of the County.
- **Evacuation of Immobile Populations:** Individuals who cannot be readily moved or evacuated in case of emergency generally reside in community areas. Evacuation locations for immobile populations in Mono County include schools, medical facilities, senior centers and community centers.

³ Mono County *Emergency Operations Plan*, November 2012.

- **Public Gathering Places:** Recreation facilities and community centers are the major gathering for visitor and resident populations. The largest public gathering place during winter months is Mammoth Mountain Ski Area, which attracts 1+ million skier/snowboarder visits annually. During summer months, use of recreation facilities is more dispersed among the numerous recreation sites.

The EOP notes that the primary evacuation routes in Mono County include US 395 (providing access north to western Nevada and to communities in southern California), US 6 (providing access to central Nevada), and SR 120 and SR 108 which cross the Sierra Nevada and provide access to the Central Valley and the coast. The EOP notes, however, that these major routes and their community access roads are all subject to closure by avalanches, landslides, snow, fog, and flooding.

Emergency Medical Services.⁴ The County tasked its Emergency Medical Services (EMS) system in the spring of 2011 with the goal of identifying options to improve system effectiveness and efficiency. Administratively, the County has delegated its EMS oversight to a Local EMS Agency known as Inland Counties Emergency Medical Agency (ICEMA), which includes participation by San Bernardino, Inyo, and Mono counties. The report recommended that the County expand its system reporting, utilize new advanced EMT service levels, transition from Quality Assurance to a Quality Improvement process, and implement medical priority dispatch and pre-arrival instructions countywide, with a long-term goal to integrate EMS with public health and healthcare delivery to create Community Paramedicine. The developed areas of Wheeler Crest, Lundy Lake, Virginia Lakes and Twin Lakes all have only one access route. The *draft Land Use Element* notes a special concern for the remote Tri-Valley area, where emergency services are limited.

Medical Facilities.⁵ Mono County is served by one critical access hospital in Mammoth Lakes and a tribal clinic in Walker. With 3,132 square miles in the county and mountain ranges that divide the county, both fire and EMS providers are challenged to deliver timely fire protection and emergency medical services. Due to distance, medical responders in some areas are required to transport critical patients as far away as Reno, Nevada. Citizens of and visitors to the county are often unaware of these constraints. An additional challenge is the distance between population centers; it is not uncommon for first responders to travel 20-30 minutes to arrive at the scene of a medical emergency. The response of an Advanced Life Support (ALS) unit in remote areas can easily exceed one hour, and the response system has little to no redundant capabilities that can be deployed in the event of a major issue or occurrence. During certain periods of the year, some communities experience a dramatic influx of tourists dependent upon the season, as evidenced by the statistic that non-residents represent 70% of county paramedics' patient transports. All fire departments outside Mammoth Lakes have volunteer staffing; the availability of first responders has an impact on Mono County Paramedics if medical first response is unavailable or committed to other activities.

Walker River Geographic Response Plan (Draft, 2006).⁶ This plan establishes policies, responsibilities and procedures for dealing with hazardous materials incidents in the Walker River watershed, with a primary goal of protecting public safety while minimizing or avoiding impacts to the Walker River, its tributaries, reservoirs, canals and irrigation ditches. The Response Plan is comprehensive and detailed with a plan overview, an 'Immediate Action Guide', procedures for notification, maps, river response strategies (including details for individual waters in the planning area), and supporting documentation for use in emergencies (general information, resources, roles and responsibilities, relationship to other plans, forms, an explanation of acronyms, and administration procedures).

4.6.3.5 Fire Hazards

Fire Protection Services. The Mono County MEA (Ch. IV, Services) notes that fire protection for community areas is provided by local volunteer FPDs. Wildland fires on private property are the responsibility of Cal Fire; wildland fires on public lands are the responsibility of the USFS and BLM. The 11 County fire districts have mutual aid agreements with each other and with federal fire protection agencies. In order to serve new development, the FPDs have implemented

⁴ Mono County, 2012 EMS Assessment. Prepared by Fitch & Associates, LLC, August 2012

⁵ Mono County, 2012 EMS Assessment. Prepared by Fitch & Associates, LLC, August 2012

⁶ Walker River Geographic Response Plan Draft, Mono County, California and Douglas and Lyon Counties, Nevada May 2006. Prepared by: Carson & Walker Rivers Area Committee (CWRAC). Accessed at IM-IRWMP website: <http://inyo-monowater.org/resources/library/> on 3-27-15.

mitigation fees to ensure that new development pays for the additional equipment and capital improvements necessary to protect the new development.

A vast majority of privately owned lands in Mono County are in the State Responsibility Area (SRA). California recently updated Fire Safe Standards for wildland fire protection in future SRA development areas. The regulations address emergency access, signing and building numbering, private water supply reserves for emergency fire use, and vegetation modification; Mono County has adopted a local ordinance that has the same practical effect as the Cal Fire regulations (Firesafe Regulations, Ch. 22 of the Land Development Regulations).

The Insurance Service Office (ISO) uses a credit rating system to determine fire insurance rates in different areas. The grading system compares the fire protection that is needed in an area with the fire protection that is locally available. A rating of "1" represents the highest level of fire protection and lowest fire hazard, while a rating of "10" indicates the lowest level of fire protection. Where two ISO ratings are given, the lower (better) number applies to properties that are located within 1000 feet of a fire hydrant, and the higher applies to properties that are located beyond 1000 feet of a hydrant ('rural' areas). The ISO rating is based on total points in 3 categories including fire department (50 points), water supply (40 points) and communications (10 points); each category is further divided into sub-categories. A score of 90 or better earns a 'Class 1' ratings; a score of 80-89.9 earns a 2, and so forth. ISO ratings have a direct bearing on fire insurance costs. The services and facilities offered by the 11 active FPDs in Mono County are briefly summarized in Table 4.6-1, along with applicable ISO ratings for each district.

TABLE 4.6-1: Fire Protection Districts in Mono County				
District	Sq. Miles	# Stations	EMS Provided	ISO Ratings
Antelope	32	2	Yes	6/9
Bridgeport	6	1	Yes	6
Mono City	0.7	1	No	9
Lee Vining	4.9	1	Yes	4/6
June Lake	2.8	2	Yes	4
Mammoth Lakes	8	2	Yes	3/9
Long Valley	114	1	Yes	5/9
Wheeler Crest	4	1	No	4/9
Paradise	0.3	1	No	8/9
Chalfant	75	1	Yes	9
White Mountain	100	1	Yes	8

As seen in Table 4.6-1, seven of the 11 Mono County FPDs have ratings (or partial ratings) of 9, indicating that many rural areas in Mono County are covered by low levels of fire protection, high fire hazard and high fire insurance costs.

Rule 1270 Fire Safe Regulations. During February 2015, Cal Fire adopted new Fire Safe Regulations pursuant to Rule 1270.⁷ The regulations update the basic wildland fire protection standards and significantly expand the scope of fire safety requirements pertaining to emergency access, signing and building numbering, private water supply reserves for emergency fire use, and vegetation modification.

In a justification statement, the Forestry Board notes that California fire agencies are no longer able to assure fire protection. Of the 5,300+ homes destroyed by wildfire since 1923, nearly 10% (500) were lost during the single year of 2013; in whole, more than 2 million residents now live in wildland areas of the state. The updated regulations establish new "defensible space" measures as one means to bridge the gap between fire protection demand and available manpower, equipment and funding. The defensible space concept requires new homes in wildland areas to provide a basic level of protection around the home. The protection can take the form of water, roads, clearing of flammable vegetation, and proper building identification. Rule 1270 sets minimum fire safe road standards for fire equipment access, standards for street signage, roads, and buildings, standards setting minimum private water supply reserves

⁷ CAL FIRE, *Rule 1270 Fire Safe Regulations – Administration Section*, February 5, 2014

for emergency fire use, and standards for fuel-breaks and greenbelts. The Rule applies to the access to and perimeters around all residential, commercial, and industrial building construction in SRA approved since January 1991 (except where a parcel was formed from another parcel map or tentative tract map), all tentative and parcel maps or other developments approved after January 1991; and to building permit applications on parcels approved in a pre-1991 parcel or tentative tract map to the extent that conditions relating to the perimeters and access to the buildings were not part of the original approval. Rule 1270 also applies to permitting or approval of new parcels (except for lot line adjustments as per CGC §66412(d)), applications for building permits for new construction unrelated to an existing structure, applications for a use permit, the siting of manufactured homes, and road construction (except for roads used solely for agricultural, for mining use, and for the management and harvesting of wood products). The regulations do not supersede local regulations or ordinances where local agencies' regulations equal or exceed the Rule 1270 requirements. As part of the *RTP/General Plan Update*, Mono County is incorporating objectives, goals, policies, standards and land use designations to reduce fire hazards and implement defensible space requirements consistent with Rule 1270.

Emergency Medical Services (EMS).⁸ The Mono County EMS Program provides emergency medical coverage to people living in or passing through Mono County, and responds to all requests for emergency medical service in other areas covered by mutual aid agreements. EMS also provides administrative direction for the County's Paramedic Firefighter Program in coordination with Fire District first responders and volunteer ambulances. EMS is solely responsible, by ordinance, for all emergency medical calls and ambulance inter-facility transfers in the county. Mutual aid agreements with surrounding counties extend the area of coverage in times of need. As noted, the County has 11 fire departments that provide first responder medical aid, extrication and manpower support to the Paramedics.

EMS employs over 20 paramedic/EMT/firefighters. They staff 4 advanced life support ambulances around the clock, usually with 2 paramedics, and 1 reserve fully-equipped ALS ambulance is placed in service when needed. ALS services are provided 24 hours a day, in all weather, for county residents and visitors. Mono County EMS operates under a physician medical director, and is authorized to perform state-of-the-art advanced medical procedures in the field through a comprehensive medical protocol system.

Sierra Nevada Conservancy (SNC) Fire Threat Assessment.⁹ In the 5th of a series of overall health assessments for the 25 million-acre Sierra Nevada region, the SNC looked at wildfire in terms of both negative and positive impacts. The report sought to understand how fire intensity, size, and location are affecting the long-term health of natural systems. The assessment yielded a number of findings as summarized below.

Regional Fire Threat. The Cal Fire Forest Resource Assessment Program (FRAP) defines fire threat as "*a measure of fire hazard that includes components for both probability (chance of burning) and the nature of the fire (fire behavior)*" that together assess the basic threat features of periodic wildfires and their capacity to drive fire effects. In contrast, fire risk is defined by the SNC as "a measure of expected damage from fire to assets (both natural and economic) that hold value to society." The Conservancy notes more than two-thirds of the 17.5 million-acre SNC region classified as 'High and Above' fire threat. In the SNC region, however, the East Subregion (including Mono County) more closely parallels statewide trends with just under half of the total area in that category.

Fire Hazard Zones. Cal Fire has mapped fire hazard severity zones throughout California, including Mono County.¹⁰ The Mono County maps include SRA and LRA zones. Most of the SRA and LRA lands in Mono County are classified as having moderate fire hazard severity; only a small area of SRA lands (generally in the mountains west of Coleville) are classified as Very High hazard severity. Lands designed as having a High hazard severity are located south of Coleville, in the Sonora Pass area, and west of Lake Crowley. In the LRA, the highest classification ('Other Very High' fire hazard severity) applies in the mountains west of Coleville as well as portions of Walker Pass, Mono Village (west of Twin Lakes), Sonora Pass, and lands in and south of June Lake loop. One very small area designated as LRA 'Very High' hazard severity is located in the western portion of Mammoth Lakes. The SNC notes that privately owned lands are

⁸ http://www.monocounty.ca.gov/departments/fire_rescue/fire_rescue.html

⁹ SNC, *System Indicators, Fire Threat, Final Report*. September 2013.

¹⁰ CAL FIRE Wildland & Building Codes, Mono Co. FHSZ maps, http://www.fire.ca.gov/fire_prevention/fhsz_maps_mono.php.

more likely to be in the 'High and Above' fire threat classes (78% versus about two-thirds of federal lands), largely due to the generally higher elevation of the public lands.

Weather Factors. The Conservancy notes that fire occurrence and behavior is strongly influenced by weather conditions, and suggests that the hotter, drier summers, and higher winds associated with climate change may increase fire threat in the Sierra Nevada, as well as the difficulties associated with fire response and management. In particular, a shift to earlier snowmelt may allow for a longer fire season, and faster vegetation growth rates could lead to higher fuel loading and a need for more frequent fuel reduction efforts. The SNC also notes that significant shifts in average fire timing could disrupt seed production patterns, possibly threatening the survival of some species.

Wildland Urban Interface (WUI). Of total land area in the SNC region, 6.5% (1.65 million acres) is classified as WUI, and of that total 84% is designated as 'High and Above' fire threat. Again, the East Subregion is lowest, with only 1% of total land area classified as WUI, 49% of which is designated as having 'High and Above' fire threat.

Preventing Fire Damage to Watersheds. SNC also examined wildfire impacts in terms of watersheds in its *Forest Health and Carbon Storage Indicators* report. The report found that high-severity fires can dramatically impact watershed function by exposing roots and other organic materials to erosive precipitation. The report noted that protection of Sierra watersheds can be performed in a number of ways and there is no one-size-fits-all approach. There is, however, general agreement that the ideal situation would be the return of more frequent low intensity fires to approximate historic conditions. Prescribed fire is the most economical way to maintain low or more historic fuel loads, as well as return to more historic fire regimes, but a number of factors make this extremely difficult. Infrastructure and homes built in the wildland areas create challenges for conducting controlled burns in these areas. It has also been difficult for land managers to schedule prescribed burns in a "burn window" where desired results can be obtained while complying with air quality restrictions, habitat protection requirements (including sage grouse) and limitations. Potential liability in the event the prescribed fire escapes is also a serious consideration. In many instances, the heavy fuel loads of overstocked forest stands due to long-term fire exclusion would require some mechanical thinning of biomass before fire could be reintroduced to those areas. Steep terrain and other sensitive areas may even require hand thinning, at a substantial cost.

Shaded fuel breaks can complement general forest thinning and help control the potential spread of wildland fires, and are particularly important in protecting communities from catastrophic wildfire. An understanding of fire threat and fire severity history can aid in strategically designing and locating fuel breaks. There are many areas in the Sierra that have developed Community Wildfire Protection Plans (CWPP) that identify priority areas or actions to reduce the potential for large damaging fires, but coordinating across ownerships has been difficult due to a lack of funding or coordinated timing for available funding to either start or finish a project. Forest conditions in much of the Sierra Nevada have been altered over time, and a changing climate regime may accelerate impacts to forest conditions. Restoring forest health and reducing fire threat will take significant time (most likely decades) and increased investment. Fire Threat Indicators can facilitate assessments of progress, and inform strategic investment decisions.

Mono County Wildfire Protection Plan.¹¹ The *Mono County Wildfire Protection Plan* assesses local hazards in terms of Fire Regime Condition Class (FRCC), which expresses the departure of the current condition from the historical fire regime and serves as a proxy for the probability of severe fire effects (loss or alteration of key ecosystem components) based on multiple contributing elements including water quality, fish status, wildlife habitats and other factors. The three classes are defined in Table 4.6-2; Figure 4.6-1 depicts return interval and condition class for the County as a whole.

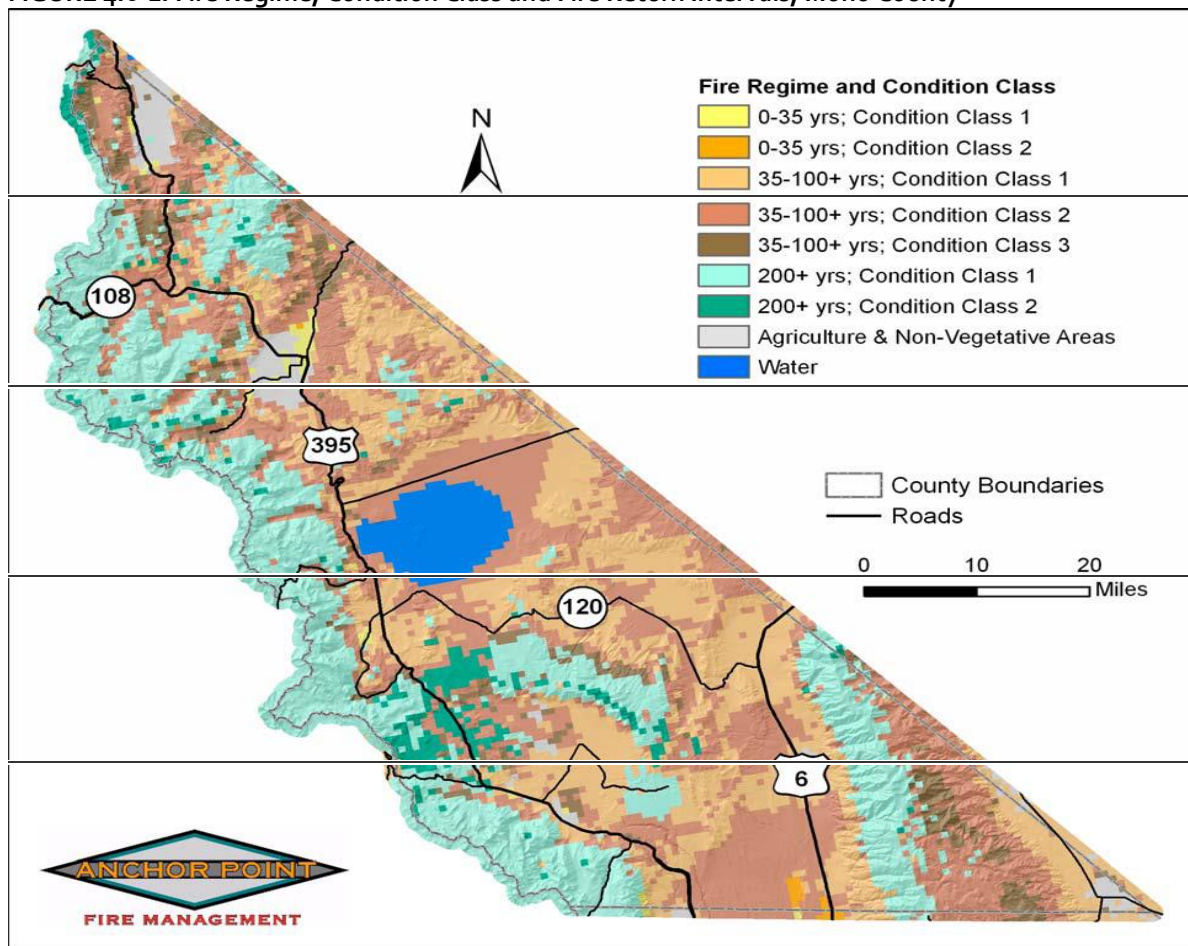
CONDITION	CONDITION CLASS DESCRIPTION	FIRE EFFECTS
1	Fire regimes are within their historical range and the risk of losing key ecosystem components as a result of wildfire is low. Vegetation attributes (species composition and structure) are intact and	Fire effects would be similar to those expected under historic fire regimes.

¹¹ Mono County, *Community Wildfire Protection Plan*, prepared by Anchor Point Group, May 2009

	functioning within a historical range.	
2	Fire regimes have been moderately altered from their historical range. The risk of losing key ecosystem components as a result of wildfire is moderate. Fire frequencies have changed by one or more fire-return intervals (either increased or decreased). Vegetation attributes have been moderately altered from their historical range.	Wildfires would likely be larger, more intense, more severe, and have altered burn patterns than that expected under historic fire regimes.
3	Fire regimes have changed substantially from their historical range. The risk of losing key ecosystem components is high. Fire frequencies have changed by two or more fire-return intervals. Vegetation attributes have been significantly altered from their historical range.	Wildfires would likely be larger, more intense, and have altered burn patterns from those expected under historic fire regimes.

As shown, the WUI portions of the study area are predominantly classified under Condition Classes 1 and 2, indicating that fire regimes are largely within their historic range or moderately altered from their historical range, with a low to moderate risk of losing key ecosystem components. Areas designated as FRCC 3 are largely limited to pockets of land along the White Mountains in southeastern Mono County, and the Hoover Wilderness in northwestern Mono County.

FIGURE 4.6-1: Fire Regime, Condition Class and Fire Return Intervals, Mono County



The *Protection Plan* notes that between 1986-2006, there were anywhere from 30 to 120 fires per year in the Mono Lake, Mammoth and White Mountain Ranger Districts, with a similarly large variation in number of acres burned. Of the 1,446 fires recorded during this period, only 20 were major fires (100+ acres), and 96% were extinguished before reaching 10 acres in size. Most of the fires (73%) were caused by lightning. The Plan notes that increasing development and recreational use may in future years shift the balance toward human-caused events (campfires, equipment failures, etc.).

Rate of Spread. The *Wildfire Protection Plan* assesses rates of fire spread, measured in 'chains per hour' (CPH, a unit widely used by foresters and firefighters that is equal to 66 feet; one mile equals 80 chains). Rates of fire spread are influenced mainly by wind, slope, fuel type, fuel continuity & fuel sheltering from the wind; interestingly, the plan notes that fire is the only force of nature which moves faster uphill than downhill. In areas where high to extreme rates of spread are predicted (>40 CPH or ½ mile per hour) fires may spread faster than humans can escape, creating extremely dangerous conditions for evacuation and fire suppression. County areas with extreme rates of spread are located along a wide swath of the US 395 corridor north of Mono Lake, where dominant fuels include desert grasses and shrubs with little sheltering from the wind. Large areas of high rate of spread are shown in the southeastern corner of the county, and west of US 395 from the southern county boundary to Obsidian Dome. In the extreme fire weather scenario, extreme rates of spread are predicted for all populated portions of the county (excluding only the higher mountain elevations and areas where combustible fuels are sparse or not present).

Flame Length. Flame length (the entire distance from the base of the flame to the tip) is used as a proxy for fire intensity. Flame lengths up to 4' (low enough intensity to be suitable for direct attack by hand crews) represent the best chances of direct extinguishment and control. Flame lengths of 4-8 ft. are suitable for direct attack by equipment (bulldozers and tractor plows). Flame lengths of 8-12 ft. are usually attacked by indirect methods and aircraft. Where flame lengths exceed 12 ft., the most effective tactic is fuel consumption ahead of the fire by burnouts or mechanical methods. Although small pockets of low flame lengths are predicted for higher elevations of the Sierra, moderate to extreme flame lengths are predicted for most areas (including communities) on the eastern slope. High to extreme flame lengths are predicted in most areas under extreme fire weather scenario; fire intensity is a challenge in these conditions, and control is difficult to establish and maintain.

Fire Return Interval and Watershed Impacts: As discussed in the *SNC Forest Health and Carbon Storage Indicators report*,¹² fire intensity is greatly influenced by the frequency of fire return. Before about 1850, the fire return interval averaged 20 years or less on 75% of forest lands in the Sierra Nevada; in contrast, 75% of the forest has been free of fires over the past 100+ years (due to fire suppression) which has overstocked forest fuels such that fires burn more intensely when they do occur.

Emergency Operations and Fire Management. The Mono County *EOP* notes that the Eastern Sierra wildland fire season normally lasts from mid-June through early-October. During drought years or periods of unusual weather, extreme conditions can occur including low humidity, low fuel moisture and high winds. Most structures in the County are built of wood (some built before fire codes), and many homes are located on forested lots, which increases their exposure to wildfire unless owners have created and maintained a defensible perimeter. Winter affects fire potential in several ways. Snow can prevent the spread of fire between structures, but can also block access by fire vehicles; use of wood stoves and other heating further increases fire risk from autumn through spring.

National Forest Lands. Wildland fire protection of public lands is mostly the responsibility of the USFS and BLM, which manage the extensive National Forest and public resource lands in the County. Both agencies maintain fire organizations during the fire season. Throughout the Sierra, resources are typically dispatched through year-round interagency dispatch centers in Bishop and Minden, Nevada. Cal Fire operates a conservation camp just west of Bishop, has several hand crews available for fires on the Eastern Sierra, and also maintains a limited engine group, dispatched out of San Bernardino. Most communities in the County have local fire departments, staffed by volunteers and usually equipped with limited equipment.

The MCMWTC in the northern end of the County also has a fire department, and a Mutual Aid Agreement with Antelope Valley Fire Department, Bridgeport Fire Department and Mono County to provide a single resource (e.g., ambulance, or fire truck) if requested for a structural fire, automobile fire and wild land fire. The decision whether to provide additional resources (if requested) is at the discretion of the Commanding Officer on a case by case basis.

All fire organizations within the county are trained and prepared to cooperate under mutual aid agreements, and USFS and BLM have extensive contacts through their agencies. Within hours of a major wildfire on federal lands, they

¹² Sierra Nevada Conservancy, *Forest Health and Carbon Storage Indicators*, Final Report, December 2012.

can mobilize incident command teams from throughout the country. Both Inyo and Humboldt-Toiyabe national forests are part of the Sierra Front Wildfire Cooperators, set up to handle large fires in our area. The local Operational Area Fire & Rescue Coordinator—representing OES in Mono County—can arrange for mutual aid firefighting resources.

The Inyo National Forest (Inyo NF) *Fire Management Plan* notes that fire activities have increased in recent years from an historical average of 87 fires per year to a more recent average of 117 fires per year. The Plan attributes this increase in part to improved documentation, but also cites an increase in the number of human caused fires, and a heavier fuel load due to fire suppression. Lightning accounts for a lower percentage of fires on Inyo NF lands than in Mono County (66% versus 73%), and recreation use a higher percentage as shown below (based on Inyo NF statistics 1995-2000):

Lightning	8,617 acres	66%
Equipment	1 acre	1.5 %
Smoking	2.5 acres	1.2 %
Campfire	1,267 acres	15 %
Debris burn	0.6 acres	0.5 %
Arson	0.8 acres	1%
Misc.	351 acres	14 %

Inyo NF fire prevention consists of a fuels management/wildland urban interface program and a traditional fire prevention program. The leading cause of unwanted, human caused campfires on the Inyo NF has been and continues to be escaped campfires. A systematic prevention program of public information, education and contact, patrols, hazard reduction, inspections and signing will achieve goal of reducing careless negligent human caused fires.”

Watershed Values. The MEA notes that loss of vegetation exposes soils leading to increased erosion and sedimentation in stream systems. This conclusion is echoed in the *SNC Forest Health and Carbon Storage Indicators* report, which concludes that high-severity fires can dramatically impact watershed function by exposing roots and other organics to erosive precipitation. Increased sediment loads in streams can affect aquatic life and riparian habitats and groundwater recharge facilities and damage water supply facilities. Soil erosion, loss of forested areas, and sedimentation are all cited in the MEA as significant concerns for Mono County watersheds. The MEA also cites as a significant concern the impacts of fire on habitat values. Whereas small and relatively cool fires can benefit water quality and aquatic habitat, the slow hot fires tend to burn are very destructive to aquatic habitats, causing potentially significant increases in water temperatures and flood potential due to the loss of riparian vegetation. Other concerns noted in the MEA include the impact of fire on recreational and open space values, and impacts to water quality and water supplies associated with fire-related sedimentation and nutrient loadings.

Vulnerability to Wildfire Hazards. The Mono County MEA (Ch. XIX, Natural Hazards, 2010) cites wildfire hazards as among the most prevalent natural hazards in Mono County due to their repeated occurrence, the damage caused, and the geographically widespread nature of the hazard. Cal Fire, through its Fire and Resources Assessment Program (FRAP), periodically assesses California wildlands in terms of fire potential. In its most recent assessment in 2003, FRAP used housing density classes (see Table 4.6-3) to analyze areas exposed to significant fire risk. All classes other than wildland are considered wildland-urban interface, the area where the threat from wildland fires is greatest. In Mono County, most community areas would qualify as urban. Areas surrounding the communities and some of the more widely dispersed residential areas (such as Wheeler Crest and Swauger) would qualify as interface.

TABLE 4.6-3: Fire & Resources Assessment Program – Housing Density Classes	
Class	Description
Wildland	Less than one housing unit per 20 acres
Rural	From one housing unit per five acres to one housing unit per 20 acres
Interface	From one housing unit per acre to one housing unit per five acres
Urban	Greater than one housing unit per acre

Based on an analysis of wildland fire hazards in each community, the Mono County Community Wildfire Protection Plan (CWPP) found 17 of the 36 Mono County communities studied to be at extreme or very high risk, with a likelihood

of rapid fire growth and spread due to steep topography, fast burning or flashy fuel components, and other topographic features that contribute to channeling winds and promotion of extreme fire behavior. Drawing on CWPP data, the County and Town used the GIS system to identify parcels at risk, and found 2,442 developed parcels that are located in wildfire hazard zones in the county and town, plus eight critical facilities that are located in wildfire hazard zones including Walker Senior Center, Toiyabe Indian Health Project, Bridgeport Fire Station, Lee Vining Fire District facilities, geothermal plants at junction of US 395 and SR 203, Long Valley Fire District facilities, the LADWP generating station in Owens Gorge, and the Caltrans road-yard in Crowley Lake.

Fire Safe Rule 1270. The county's draft General Plan Land Use Element incorporates provisions to comply with Rule 1270. The regulations apply to all SRA lands in the county (unless otherwise mandated by county subdivision requirements), as briefly summarized in Table 4.6-4.

TABLE 4.6-4: Fire Safe Rule 1270 Regulations	
Road Standards	<ul style="list-style-type: none"> • Road Width: All roads to be constructed with at least two 9' traffic lanes providing 2-way traffic flow. • Roadway Surface: The surface shall provide unobstructed access to conventional-drive vehicles, including sedans and fire engines. Surfaces should be capable of supporting a 40,000- pound load. • Roadway Grades: The grade for all roads, streets, private lanes and driveways shall not exceed 16%. • Roadway Radius: No roadway shall have a horizontal inside curve radius less than 50' & additional surface width of 4' shall be added to curves of 50-100' radius; 2 feet to those from 100-200'. • The length of vertical curves in roadways (excluding gutters, ditches, and drainage structures designed to hold or divert water), shall be not less than 100'. • Turnarounds: Turnarounds are required on driveways & dead-end roads, with a minimum turning radius of 40' from centerline. If a hammerhead/T is used, the top of the "T" shall be at least 60' long. • Turnouts: Turnouts shall be a minimum 10' wide and 30' long with a minimum 25' taper on each end. • Roadway Structures: All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load with specified minimum vertical clearances. • Bridge signing shall at a minimum specify weight and vertical clearance capability. A bridge with only one traffic lane may be allowed provided there is unobstructed visibility and turnouts at both ends. • 1-Way Roads: All 1-way roads shall be constructed with at least one 10' traffic lane, shall connect to a 2-lane roadway at both ends, shall provide access to no more than 10 dwellings, shall not exceed 2,640' in length, with a turnout near the midpoint of each one-way road. • Dead-End Roads: Regardless of the number of parcels served, the max length of a dead-end road shall not exceed 800' for parcels less than 1 acre, 1,320' for parcels of 1.0- 4.99 acres, 2,640' for parcels of 5- 19.99 acres, and 5,280 for parcels of 20+ acres. For parcels 5 acres or larger, turnarounds shall be provided at intervals of 1,320'. Each dead-end road shall have a turnaround at its terminus. • Driveways: All driveways to provide a minimum 10' traffic lane & unobstructed 15' vertical clearance along entire length. Driveways 150-799' in length to provide a turnout near the driveway midpoint. Where a driveway exceeds 800', turnouts to be provided no more than 400' apart. A turnaround shall be provided within 50' of all buildings on driveways over 300' in length. • Gate Entrances: Gate entrances shall be at least two' wider than the width of the traffic lane(s) serving that gate. All gates providing access from a road to a driveway shall be located at least 30' from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
Signing & Building Numbering Standards	<ul style="list-style-type: none"> • Signage: All new and existing or approved roads, streets, and buildings shall be designated by legible names or numbers that are visible from the adjoining street or road. • Size: The size of letters, numbers, and symbols for street and road signs shall be a minimum of 4" letter height, 1/2" stroke, reflectorized, contrasting with the background color of the sign. • Addresses: All buildings to be issued an address conforming to the County address system. Each dwelling in a building shall be separately identified. Addresses to be placed at the driveway entrance & visible from both travel directions. Address to be posted upon start of construction and maintained thereafter. Multiple addresses sharing a single driveway shall be mounted on a single post. • Commercial & Industrial: Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest intersection providing access to that site.
Emergency	<ul style="list-style-type: none"> • Emergency water shall be available and accessible in quantities and locations needed for a wildfire, with

Water Standards	<p>at least 2,500 gallons of water year round; in the Wheeler Crest and Long Valley FPDs, water access shall be acceptable to the fire district. Emergency water shall be available on site before completion of road construction where a community water system is approved, or before completion of building construction where an individual system is approved.</p> <ul style="list-style-type: none"> • Freeze protection shall be provided as required by the California Plumbing Code and NFPA 13. • Hydrant/Fire Valve: The hydrant serving any building shall be not less than 50’ nor more than ½ mile by road from the building it is to serve; in the Long Valley and Wheeler Crest FPDs. • Distance shall be not less than 50’ or more than 1,000’ by road from the building served. The hydrant shall be located at a turnout or turnaround, 18” above grade, 8’ from flammable vegetation, no closer than 4’ nor farther than 12’ from a road & in a location where fire apparatus will not block the road. • Signing: Each hydrant/fire valve or access to water to be identified with a reflectorized blue marker • Maintenance of required water supply(s) shall be the responsibility of the property owner.
Roof Covering Standards	<ul style="list-style-type: none"> • CBC Class A roof covering(s) shall apply for every new building(s) and all reroofing of existing building(s), with certification, installation, and weather test capabilities as per established standards.
Defensible Space Standards	<ul style="list-style-type: none"> • Tree branches within 10 feet of a chimney outlet or stovepipe outlet; • Dead or dying tree branches adjacent to or overhanging a building; • Leaves, needles, or other dead vegetative growth on the roof of any structure; • Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure which prevents the creation of a Firebreak; • Brush, flammable vegetation, or combustible vegetation located between 30-100’ of an occupied dwelling; or brush or other flammable material within 10’ of a propane tank.
Local Enforcement	<ul style="list-style-type: none"> • Compliance may be verified by authorized and trained local personnel. • A correction notice shall be issued for noncompliance • If required, a second correction notice is issued warning that noncompliance may lead to enforcement. • If required, Mono County Code Compliance Officers may take any necessary enforcement action, based on the degree of danger posed.

4.6.3.6 Avalanche, Landslides, Rockfall, Winds, Volcanic Activity

Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP).¹³ The LHMP notes that portions of Mono County and the Town of Mammoth Lakes are vulnerable to avalanches, dam failures, flooding, landslides, seismic hazards (discussed in EIR §4.5, Geology), severe winds and severe winter storms, volcanic hazards, and wildfires. These vulnerabilities are reflected in the county’s history of declared disasters. As shown in Table 4.6-5, twelve disasters were declared in Mono County between 1950 and 2012, including events resulting from flooding, fire, earthquakes and storms.¹⁴

TABLE 4.6-5: Mono County Disaster Declarations Since 1950		
DISASTER # / DESCRIPTION	DATE OF DECLARATION	DECLARATION TYPE
DROUGHT DISASTERS		
GP – 1977	1/12/1977	
FIRE DISASTERS		
GP – 1987	9/10/87, 9/3/87	Gubernatorial
FLOOD DISASTERS		
CA OCD 50-01	11/21/1950	Gubernatorial
CD 47-DR-CA	12/23/1955	Local, Gubernatorial, Presidential
CD 82-DR-CA	4/4/1958	Local, Gubernatorial, Presidential
Floods & Rains	2/7,26,29 & 4/22/63	Local, Gubernatorial, Presidential
DR-253	1/23,25,28,29/69,2/8,10,16/69, 3/12/69	Local, Gubernatorial, Presidential
FDA 547-DR	2/15/1978	Local, Gubernatorial, Presidential

¹³Mono County and Town of Mammoth Lakes, *Multi-Jurisdictional Local Hazards Plan*, October 2006.

¹⁴ 2013 State Hazard Mitigation Plan, Appendix M, California Disaster History 1950-2012, California Office of Emergency Services website: http://hazardmitigation.calema.ca.gov/docs/SHMP_Public_Review_Draft_ForRelease_29July2013-commenting-final.pdf, accessed 3-12-15.

Winter Storms, Heavy Rains		
DC 82-03 Through 82-14	4/28/1982	OES Director's Concurrence
GP 84-02, 84-03 Flooding	9/26/1984	Gubernatorial
FEMA 758-DR-CA Spring Storms	2/18/1986	Local, Gubernatorial, Presidential
FEMA 1046-DR-CA Late Winter Storms	3/12/1995	Local, Gubernatorial, Presidential
FEMA 1155-DR-CA Winter Storms	1/4/1997	Local, Gubernatorial, Presidential
ENERGY DISASTERS		
GP-2001 Statewide Energy Emergency	1/17/2001	Gubernatorial

More recently, the Round Fire impacted a corridor extending from Round Valley up through Wheeler Crest. On 26 February 2015, Governor Brown declared an emergency for the Round Fire.

Hazards Profile

Avalanche. The MEA notes that avalanche hazards are one of the most prevalent natural hazards in Mono County. Most avalanches occur in the backcountry, on USFS lands in western Mono County, but several community areas along the eastern mountain slopes have also experienced avalanches. There are no critical facilities or structures or at-risk populations in these areas. However, roughly 670 privately owned parcels are at risk including properties in or near Bridgeport Valley, Virginia Lakes, June Lake, Long Valley, Mammoth vicinity and the area north of Lee Vining. Over the 20-year timeframe of the County and Town General Plans, limited residential development may occur within these areas. Measures used to reduce or eliminate avalanche risk include:

- Artificial release (used by the ski areas and USFS, both at the ski areas and above SR 158 in June Lake);
- Defense structures (used to protect structures in areas with a known avalanche hazard);
- Forecasting (used by the ski areas, USFS, and Caltrans to predict avalanche conditions and issue warnings);
- Public education (used by the ski areas, USFS, and local organizations to issue warnings, and used by the County and Town to inform property owners of avalanche hazards during permitting and ownership transfers);
- General Plan policies (to reduce risks and inform the public);
- Notification (in compliance with state laws requiring sellers to notify buyers of potential hazards); and
- Regulations, Laws & Standards (used to restrict development in identified avalanche hazard zones).

Avalanche hazards are also reviewed in the *Draft RTP* which finds that the potential for avalanches is a concern in many community areas throughout the county including Twin Lakes, Virginia Lakes, Lundy Lake, June Lake, and Long Valley, along US 395 in the areas just north of Lee Vining, east of McGee Mountain, and at Wilson Butte between Mammoth Lakes and June Lake, and along SR 158. In June Lake, North Shore Drive provides an alternative route into June Lake that is intended to mitigate the impacts of potential avalanches along SR 158. The LTC is in the process of examining seasonal road closure policies as part of the 2014-2015 Overall Work Program. Of particular concern in this study is the potential to provide recreational access during low snow years, together with concerns for insuring traveler safety.

Landslides, Rockfall and Mudflows. Landslide hazards are not considered to be one of the most common natural hazards in Mono County due to the low incidence, the relatively small number of identified risk areas, and the fact most communities are located away from canyon slopes where most landslides occur. MEA Ch. XIX (Hazards) notes that rockfalls and landslides are particularly common along the very steep slopes of the eastern scarp of the Sierra Nevada, where talus slopes provide evidence of abundant past rockfalls. During the winter and spring months, rockfalls can be lubricated with snow and ice and can become extremely fast moving and destructive. The May 1980 earthquakes in Mono County triggered numerous rockfalls, especially at Convict Lake and in McGee Canyon, and "spectacular rockfalls" were observed in Chidago Canyon and the White Mountains during the July 1986 earthquake in Chalfant Valley. Rockfall is also a risk in the backcountry, and has prompted the closure of many wilderness and backcountry areas. Landslides in areas of hilly and mountainous terrain can be triggered by groundshaking, heavy

rains, or human activities such as road cuts, grading, construction removal of vegetation, and changes in drainage. Mudflows involve very rapid downslope movement of saturated soil, sub-soil, and weathered bedrock. Large mudflows, such as the one that occurred in 1989 in the Tri-Valley area, can be destructive, particularly at the mouths of canyons. The movement of soil and debris by mudflow and other landslides is evident in the large alluvial fans at the edges of valley areas.

Volcanos. The California OES prepares a *State Hazard Mitigation Plan* (SHMP) that offers a detailed analysis of hazards throughout California. The SHMP classifies the Long Valley Caldera/Mono-Inyo Craters region as a high threat for volcanic activity, with a fine ash (to a 2" depth) impact zone that covers all of Mono County (and beyond), and a wide coarse ash impact zone that extends roughly from Convict Lake to Conway Summit. This region (along with the Clear Lake Volcanic Field and Mt. Shasta) lacks a modern US Geological Survey (USGS) hazard assessment and is a priority target for update.¹⁵ The Mono County *Draft Safety Element* notes that eruptions along the Mono County chain of craters have occurred every 250-750 years; the most-recent eruptions occurred at Paoha Island in Mono Lake roughly 250 years ago. More recently, geologists monitoring seismic activity in the Long Valley Caldera discovered that large volumes of carbon dioxide were present at various locations on Mammoth Mountain, most likely derived from magma in the caldera. The carbon dioxide emissions have killed many trees and pose a hazard to humans as well since the gas can collect in poorly ventilated structures and other areas. The SHMP estimates that the probability of an eruption in any year is roughly 0.5%-1.0%, but could be much higher if ongoing unrest continues in the Long Valley area. USGS has identified volcanic hazards in Mono County under certain scenarios and concluded that pyroclastic flows along the Mono-Inyo Craters could impact 3,694 parcels; flows and surges from vents in the South Moat area could affect 3,213 developed parcels, and tephra fall in Long Valley could affect almost the entire county, with significant ashfall impacting 5,002 developed parcels; all scenarios would have potential to impact numerous critical facilities. An additional related hazard concerns the potential for sudden increases in water temperature and volume of discharge of the Mammoth Creek hot springs.

Volcanic hazards are not considered to be among the most prevalent natural hazards in Mono County due to the uncertainty of such an event and the ongoing Long Valley Caldera monitoring system established through the USGS Long Valley Observatory. Measures used to reduce or eliminate volcanic risk include:

- Alarms (the California Building Code requires smoke and carbon monoxide alarms for any project greater than \$1000 value);
- Regulations, Laws & Standards (used by the County to ensure technical study requirements and development standards that minimize or avoid risk, mitigate existing hazards, and protect environmentally sensitive areas);
- General Plan policies (to reduce risks and inform the public);
- State and Local Laws to develop mitigation for potentially hazardous structures;
- Monitoring (conducted by USGS to detect activity, conduct research and improve emergency response).

Radon. Radon is a naturally occurring radioactive gas that is released during the natural decay of uranium; the gas is odorless, invisible, and tasteless. Its occurrence is influenced primarily by geology, and it is considered the greatest source of natural radiation because it a) moves easily through the soil into homes, b) emits radiation that is a hazard to lung tissue, and c) emits radiation at a high rate. Certain areas of the state, including Mono County, are more likely to contain higher radon levels; the EPA ranks Mono County as Zone 2 (of 3 zones).¹⁶ EPA advises that homes be modified to prevent radiation exposure if the radon level is 4 pCi/L (picocuries per liter) or more; the State Radon Officer estimates that about 11% of Mono County homes have exposure at or above this level. EPA also recommends that Americans *consider* fixing their home for radon levels between 2-4 pCi/L; an estimated 21% of Mono County homes fall in this category.¹⁷ Testing is the only way to detect radon,¹⁸ using kits that are available from state and local health

¹⁵ Office of Emergency Services, *Hazard Mitigation Plan* http://hazardmitigation.calema.ca.gov/docs/SHMP_Public_Review_Draft_ForRelease_29July2013-commenting-final.pdf

¹⁶ EPA Map of Radon Zones, EPA website: <http://www.epa.gov/radon/pdfs/zonemapcolor.pdf> accessed 3-13-15.

¹⁷ <http://county-radon.info/CA/Mono.html>

¹⁸ California Department of Public Health website: <http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/Radon.aspx> accessed 3-13-15.

departments at low or no cost; Mono County Health Department provided free kits to residents during a “radon awareness campaign” in January 2015.¹⁹ High levels can be avoided or reduced through home design elements.

Severe Winter Storms: The Mono County LHMP notes that severe winter storms (involving heavy winds, heavy snow, whiteout conditions, and ice storms that lead to road closures, power outages, school closures, roof collapse, and associated avalanche risk) occur every year throughout the county, but are most common along the eastern slopes and at higher elevations. Vulnerability is linked to the age of structures; the County’s *Housing Element* estimates that about 21% of Mono County structures were built 40+ years ago. Measures used to reduce or eliminate severe storm risks include:

- Road Closures (to avoid risk; Tioga Pass, Sonora Pass, Monitor Pass and SR 270 are all closed in winter, as are portions of SR 158, SR 203, SR 120; SR 167 & US 395 may also be temporarily closed during heavy snowfall);
- Regulations, Laws & Standards (used by the County to ensure technical study requirements and development standards that minimize or avoid risk, mitigate existing hazards, and protect environmentally sensitive areas);
- Monitoring (conducted by Caltrans and CHP to monitor highway safety and implement controls as needed);
- Alternative access routes where feasible (June Lake, Mammoth);
- Communications systems (weather, road and emergency information);
- General Plan policies (to reduce risks and inform the public);
- Public education (to inform residents and visitors of safe practices during winter storms); and
- State and Local Laws to develop mitigation for potentially hazardous structures.

Blowing Dust. The *Draft RTP* notes that blowing dust is a major concern along US 6, which extends from the Inyo County line north of Bishop to the Nevada state line. This highway provides regional and interregional transportation connections and serves as a key trucking route between southern California, Reno, and the western mountain states of Washington, Idaho, Montana; Caltrans has identified the primary purpose of the route as interregional traffic (largely trucks). US 6 is currently a maintenance-only route with some improvements planned for the future as traffic volumes increase.

Dust in the area comes from plowed fields and from flash flood soil deposits, and during windy conditions the dust blows across the highway resulting in hazards associated with decreased visibility. The *RTP* notes that some local landowners are developing working with GBUAPCD to develop plans to mitigate dust resulting from flood deposits. An ITS dust sensor warning system, to alert drivers in advance of arriving at dust storm locations, may also be considered. Vehicles driving at high speed through the community areas are an additional concern, both for local traffic and for pedestrian safety. Vehicle speed feedback signs have recently been installed, and there is interest in pursuing a Safe Route to School access across US 6 in Benton.

Destructive Winds.²⁰ In the wake of an unusual wind event during 2011, the National Park Service undertook a study to better understand the relationship between tree size and wind damage, assess factors associated with uprooting versus snapping caused by wind, and to compare vulnerability by species. The wind event was caused by an extreme pressure gradient that was unusual for the region in its duration, the atypical wind direction, and the high intensity of the wind. Extreme wind speeds lasted for 12 hours, and included winds exceeding 145 km/hour (90 mph), with a predominantly NNE direction. Several key conclusions were obtained: the average wind-thrown tree diameter was 2.2 times larger than pre-windstorm standing trees; 86% of trees were uprooted and 14% were snapped; standing live trees were far more likely than dead trees to uproot than snap; and there was not a strong difference among the tree species in their susceptibility to damage type. These results are consistent with other studies that documented a strong relationship between tree size and windstorm damage; as a result, destructive winds impact forests differently than other disturbances such as fire. Uprooting, the most common type of damage, has important ecological implications for wildlife and forest regeneration: in exposing mounds of soil, uprooting can facilitate seedling establishment, while snapping can create dead snags that are important to wildlife such as cavity nesting birds.

¹⁹ <http://monohealth.com/environmental-health/page/january-national-radon-action-month>

²⁰ Devils Postpile National Monument *Resource Brief 2012*, National Park Service, U.S. Department of the Interior; <http://www.nps.gov/depo>

4.6.4 REGULATORY SETTING

4.6.4.1 Federal Regulations

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This comprehensive 1980 Act paved the way for active Federal involvement in emergency response, site remediation, and spill prevention, including the Superfund program. CERCLA provides mechanisms for reacting to acute and chronic hazardous materials emergencies and releases. In addition to setting procedures for the prevention and remedy of problems, CERCLA also established a system for compensating injured parties and for assigning liability. CERCLA anticipates and addresses failure in other regulatory programs, and frequently remedies problems that result from actions taken before regulatory protections and standards were in place.

Fire Protection on National Forest Lands. The USFS has primary responsibility for fire protection of National Forest lands. The Draft Forest Assessment notes that Inyo NF Fire Management provides fire management on nearly 3.5 million acres of private, state and federal lands through a Service First Agreement with the BLM Bishop Field Office. Responsibilities include burned area rehabilitation; code enforcement; detection; effects monitoring; emergency response; planning; prevention; public education; suppression repair and training; as well as prescribed fire (defined as planned ignitions) and fuels treatments. Fire management objectives vary according to changes in fuels, weather, topography, varying social understanding and tolerance, and involvement of other governmental jurisdictions having different missions and objectives.

Hazardous Materials Transportation Act. This Act, as amended, is the basic statute regulating hazardous materials transportation in the United States. The purpose of the law is to provide an adequate level of protection against the risks to life and property inherent in transporting hazardous materials in interstate commerce. Under this Act, the US Department of Transportation (USDOT) regulates transportation of hazardous materials between states, and the USDOT Federal Railroad Administration (FRA) enforces Hazardous Materials Regulations for rail transportation, as set forth by the Pipeline and Hazardous Materials Safety Administration. These regulations require that railroads, shippers and other transporters of hazardous materials maintain and enforce security plans and train their employees in safety and security matters associated with the transport of hazardous materials.

Obstructions to Navigable Airspace FAR. Part 77 of the Code of Federal Regulations provides guidance for determining hazards and obstructions to navigable airspace and establishes the slope and dimensions of airport safety zones including the horizontal surface, conical surface, primary surface, approach surface, and transitional surface. The FAA also addresses wildlife hazards on or near airports, including direction on where public-use airports should restrict land uses that have the potential to attract hazardous wildlife. FAA recommends that wildlife attractants (including natural and manmade areas) be separated from aircraft movement areas by a distance of 10,000 ft.

Occupational Safety and Health Administration (OSHA). OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Resource Conservation and Recovery Act (RCRA). The Environmental Protection Agency (EPA) is the principal agency regulating the generation, transport, and disposal of hazardous substances at the federal level. RCRA establishes a comprehensive program that regulates the generation, transportation, treatment, storage, and disposal of hazardous substances. RCRA was amended in 1984 by the Hazardous and Solid Waste Amendments, which prohibits certain disposal methods for specified hazardous substances, and the Federal Emergency Planning and Community Right to Know Act of 1986 imposed requirements for emergency planning and "Community Right-to-Know" reporting on hazardous and toxic chemicals that were designed to increase the public's knowledge and access to information concerning chemicals used and stored at individual facilities as well as chemical releases into the environment. In California, many of the RCRA requirements have been delegated to the California DTSC.

Superfund Amendments and Reauthorization Act. EPA compiles a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the USA and its territories, known as the National Priorities List. These locations are commonly referred to as "Superfund sites." There

are no Superfund sites in Mono County, and only 1 site is listed by EPA as releasing chemicals under the Toxics Release Inventory (TRI) Program: the MCMWTC is shown as releasing a total of 358 pounds of lead-based TRI chemicals during 2013, all released to land (no air or water releases).²¹

Toxic Substances Control Act (TSCA). TSCA was enacted in 1976 to ban the manufacture, processing, distribution, and use of polychlorinated biphenyls (PCBs) in totally enclosed systems. EPA Region 9 operates the program that regulates remediation and labeling of products containing PCBs in California. In 1992, TSCA was amended to include Title IV, Lead Exposure Reduction, which set standards for lead-based paint hazards and lead dust cleanup levels in most pre-1978 housing and child-occupied facilities.

USGS Response Plan for Volcanos.²² In response to persistent unrest in the Long Valley Caldera (recurring earthquake swarms, inflation of the resurgent dome and carbon dioxide emissions), the USGS has developed a response plan that include a four-level color code. The code conditions and response actions include:

- GREEN (no immediate risk): informal communication with scientists and officials in USGS, California OES, USFS, county, and local authorities regarding the nature of the activity and the associated condition as the level of activity increases;
- YELLOW (intense unrest): code yellow and higher codes trigger an event response (watch) including: 1) formal notification to affected agencies, 2) activation of the USGS Long Valley Observatory (LVO) field office at Mammoth Community Water District as a base for on-site monitoring and observation, and 3) authorization for the USGS Scientist-in-Charge to direct all USGS personnel engaged in the response.
- ORANGE (warning of eruption within a few hours to days): Initiates the process for a formal Geologic Hazard Warning issued by the USGS Director; notification procedures are the same as for yellow.
- RED (eruption under way): Notification procedures are the same as for yellow.

The color-code conditions were developed in collaboration with Mono County, the Town of Mammoth Lakes, the California Earthquake Prediction Evaluation Council (CEPEC) and the California Division of Mines and Geology (CDMG), and adopted in June 1997. The data that provide the basis for monitoring activity levels in Long Valley Caldera and vicinity include a system of geophysical, geochemical, and hydrological instrumentation networks that date back to 1982. Data from most of the installed instrumentation in these networks are telemetered to USGS computers for automatic, real-time processing and immediate analysis; the computers are programmed to send round-the-clock results to the LVO Scientist-in-Charge and others with monitoring responsibilities.

USGS Earthquake Hazards for the Long Valley Caldera-Mono Lake Area, 2014.²³ As part of the USGS multi-hazards project, the California Geological Survey (CGS) developed several earthquake scenarios and evaluated potential seismic hazards in the Long Valley Caldera-Mono Lake area including ground shaking, surface fault rupture, liquefaction, and landslide hazards associated with these earthquake scenarios. The results of these analyses can be useful in estimating the extent of potential damage and economic losses because of potential earthquakes and in preparing emergency response plans. The report notes that while methodologies are well developed for estimating ground shaking, the methodologies for estimating surface fault displacement are still being developed; accordingly, the report provides a more in-depth and detailed discussion of the available methodologies.

4.6.4.2 State Regulations.

EPA has delegated to California the primary responsibility for administering and enforcing hazardous waste management programs, and the state regulations are equivalent to or more stringent than those set by the federal government. The California programs are administered through the DTSC, the SWRCB and the Integrated Waste Management Act, as discussed below along with other state legislation for the management of hazards and promulgation of public safety.

²¹ EPA TRI Explorer website: http://iaspub.epa.gov/triexplorer/tri_factsheet.factsheet?pstate=CA&pcounty=Mono&pyear=2013&pDataSet=TRIO1.

²² USGS Response Plan for Volcano Hazards in the Long Valley Caldera & Mono Craters Region, <http://pubs.usgs.gov/bul/b2185/home.html>.

²³ USGS, Scenario Earthquake Hazards for the Long Valley Caldera-Mono Lake Area, East-Central California, 2014. By Rui Chen, David M. Branum, Chris J. Wills, and David P. Hill.

Board of Forestry and Fire Protection (Board). The Board is authorized under PRC §4290 to adopt regulations for wildfire protection. In 2014, the Board adopted §1270 SRA Fire Safe Regulations to modify PRC §4290. The 2012 statute established minimum wildfire protection standards in designated SRAs, including standards for design and construction of structures, subdivisions and developments. The statute also addressed basic emergency access and perimeter wildfire protection including measures for emergency access; signage and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The new regulations clarified administrative requirements associated with PRC §4290, and addressed concerns associated with residential development in areas with hazardous fuel and wildfire conditions.

Emergency Services Act. The Emergency Services Act directed California to prepare an emergency response plan to coordinate the efficient interaction of emergency services provided by federal, state, and local agencies. The plan is administered through the Office of Emergency Services and includes coordination with EPA, CHP, Regional Water Quality Control Boards (RWQCBs), air quality management districts, and County disaster response offices (emergency response in Mono County is detailed in the EOP, as discussed in this section).

Hazardous Waste Control Act (HWCA). The HWCA sets forth requirements for the proper management of hazardous waste, as implemented through the state hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The program includes criteria for hazardous wastes including identification and classification; generation and transportation; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements. More than 800 potentially hazardous materials are regulated under the program.

Hazardous Waste and Substances Sites List. DTSC compiles and regularly updates the Hazardous Waste and Substances Sites List ('Cortese List') as required by CGC §65962.5. The list identifies potentially contaminated sites throughout the state and is used by California agencies and developers to comply with CEQA requirements for providing information about the location of hazardous materials release sites.

Hazardous Materials Transport. The California Vehicle Code contains regulations governing hazardous materials transport. The regulations require that all hazardous materials transporters be registered through DTSC, with specific identification numbers (for transporters as well as facilities used in the storage, treatment and disposal of hazardous materials) that track wastes from their point of origin to their final point of disposal. In the event of a spill, release or mishap, all handlers are required by Title 22 to take immediate action to protect human health and the environment.

Integrated Waste Management Act. AB 939, known as the Integrated Waste Management Act, was passed in 1989 to address the increase in waste stream and the decrease in landfill capacity. AB 939 resulted in creation of the California Integrated Waste Management Board, and waste reduction targets were set, along with a framework for program implementation, solid waste planning and solid waste facility and landfill compliance.

Alquist-Priolo Earthquake Fault Zoning Act. EPA has delegated to California the primary responsibility for administering and enforcing hazardous waste management programs, and the state regulations are equivalent to or more stringent than those set by the federal government. The California programs are administered through the DTSC, the SWRCB and the Integrated Waste Management Act, as discussed below along with other state legislation for the management of hazards and promulgation of public safety. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 sets forth the policies and criteria of the State Mining and Geology Board, which governs the exercise of governments' responsibilities to prohibit the location of developments and structures for human occupancy across the trace of active faults. The policies and criteria are limited to potential hazards resulting from surface faulting or fault creep in Earthquake Fault Zones, as delineated on maps officially issued by the State Geologist. Working definitions include a) Fault (a fracture or zone of closely associated fractures where one side has been displaced with respect to the other side); b) Fault Zone (a zone of related faults (often braided and subparallel but occasionally branching and divergent) that can range in width from a few feet to several miles; c) Sufficiently Active Fault (a fault with evidence of surface displacement along one or more of its segments or branches within the last 11,000 years); and d) Well-Defined Fault (a fault where the trace is clearly detectable as a physical feature at or just below the ground surface). The state

uses two criteria ("Sufficiently Active" and "Well Defined") to determine if a fault should be zoned under the Alquist-Priolo Act.

California Toxics Rule and State Implementation Policy: The California Toxics Rule (CTR) was promulgated in 2000 in response to requirements of the EPA National Toxics Rule (NTR), and establishes numeric water quality criteria for approximately 130 priority pollutant trace metals and organic compounds. The CTR criteria are regulatory criteria adopted for inland surface waters, enclosed bays, and estuaries in California that are on the CWA Section 303(c) listing for contaminants. The CTR includes criteria for the protection of aquatic life and human health. Human health criteria (water and organism based) apply to all waters with a Municipal and Domestic Water Supply Beneficial Use designation as in the Basin Plans.

Policy for Implementation of Toxics Standards for Inland Surface Waters, Enclosed Bays & Estuaries of California. Also known as the State Implementation Plan (SIP), this policy was adopted by the SWRCB in 2000. It establishes provisions for translating CTR criteria, NTR criteria, and basin plan water quality objectives for toxic pollutants into NPDES permit effluent limits, effluent compliance determinations, monitoring for 2,3,7,8-TCDD (dioxin) and its toxic equivalents, chronic (long-term) toxicity control provisions, initiating site-specific water quality objective development, and the granting of effluent compliance exceptions. The goal of the SIP is to establish a standardized approach for the permitting of discharges of toxic effluents to inland surface waters, enclosed bays, and estuaries in a consistent fashion throughout the state.

California Building Code (CBC). Title 24 of the CCR, known as the California Building Code (CBC) contains regulations that govern building construction in California. The CBC includes 12 parts: a Building Standards Administrative Code, Building Code, Residential Building Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and the Reference Standards Code. Through the CBC, the State provides minimum standards for building design and construction, with specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. CBC also regulates grading activities, including drainage and erosion control.

California Health and Safety Code (HSC). California Health & Safety Code §19100 et seq. establishes the State's regulations for earthquake protection. This section of the code requires structural designs to be capable of resisting likely stresses produced by phenomena such as strong winds and earthquakes.

California Emergency Services Act. The Emergency Services Act of 2011 establishes tools to ensure effective emergency response utilizing all resources and manpower available within California. To this end, the Act assigns emergency powers to the Governor and chief executives and governing bodies of the state, provides for state assistance in organizing and maintaining the emergency programs of various levels of governance, assigns duties and responsibilities for emergency response and coordination as well as mutual aid cooperation, and authorizes actions and the establishment of organizations as needed to achieve the goals so identified.

Caltrans Seismic Design Criteria. Caltrans' Seismic Design Criteria (SDC) provide seismic design and analysis methodologies for the design of new bridges in California. The SDC uses a performance-based approach that sets minimum levels of structural system performance, component performance analysis, and design practices for ordinary standard bridges. The SDC has been developed with input from the Caltrans Offices of Structure Design, Earthquake Engineering and Design Support, and Materials and Foundations. Memo 20-1 Seismic Design Methodology (Caltrans 1999) outlines the bridge category and classification, seismic performance criteria, seismic design philosophy and approach, seismic demands and capacities on structural components and seismic design practices that collectively make up Caltrans' seismic design.

Certified Unified Program Agencies (CUPA). Under CUPA, CalEPA grants to qualifying local agencies the responsibility for oversight and permitting of certain state programs pertaining to hazardous waste and hazardous materials. Program elements include consolidation, coordination, and administration of requirements, permits, inspections, and enforcement activities for the specified emergency and management programs including a) hazardous materials release response plans and inventories; the California Accidental Release Prevention Program (CalARP); the UST Program; Aboveground Petroleum Storage Act Requirements for Spill Prevention, Control and

Countermeasure plans; and the Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs. The Unified Program is implemented at the local level by 83 government agencies certified by the Secretary of CalEPA. Mono County Health Department has been certified by CalEPA as the CUPA for implementing the hazardous materials program in Mono County. Transporters and users of hazardous materials are listed with the Health Department and are regulated and monitored by the County. The EOP notes that there are no production facilities for the manufacture of hazardous materials or commercial Treatment Storage Disposal facilities in the county. Small amounts of waste oil, waste solvents and used antifreeze are collected by a route-service hauler and waste-oil recycler.

Department of Forestry and Fire Protection (Cal Fire). Cal Fire provides fire protection for state responsibility areas (SRAs) and is responsible for protecting and maintaining privately owned wildlands, providing emergency services, and responding to wildland fires throughout California. Cal Fire classifies SRAs and designates hazardous fire hazard severity zones to determine areas in which the financial responsibility of preventing and suppressing wildland fires lies primarily with the State or another agency. Fire prevention and suppression in non-SRA areas are the responsibility of local or federal agencies. Cal Fire requires minimum wildfire protection standards in conjunction with building, construction and development in the SRAs. The regulations set standards for the design and construction of structures, subdivisions and developments in SRAs and provide for basic emergency access and perimeter wildfire protection. The CBC also includes specific requirements, including building materials and cleared space around buildings in WUI areas. Mono County is located in the San Bernardino administrative unit of Cal Fire. Each unit prepares an annual Fire Management Plan as part of the ongoing California Fire Plan for wildland fire protection. Overall goals of the California Fire Plan are to reduce costs and losses through 'prefire management prescriptions' and increased success during initial fire response. The Plan has five strategic objectives: 1) Create wildfire protection zones to reduce risks to citizens and firefighters; 2) assess all wildland areas (SRA & LRA) including wildland fire service providers at all levels (private & public); 3) identify and analyze key issues and develop recommendations for changes in public policy; 4) maintain a strong fiscal policy focus and monitor the wildland fire protection system in fiscal terms; and 5) translate these analyses into public policies.

Seismic Hazards Mapping Act. The 1990 Seismic Hazards Mapping Act addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically-induced landslides. Under the Act, seismic hazard zones are to be mapped by the State Geologist to assist local governments in land use planning. The Seismic Hazards Mapping Act program closely resembles the Alquist-Priolo Earthquake Fault Zoning Act (which addresses only surface fault-rupture hazards) as outlined below:

- The State Geologist is required to delineate the various "seismic hazard zone";
- Cities and counties must regulate certain development "projects" in the zones. They must withhold development permits for a zoned site until the site geologic and soil conditions are investigated and appropriate mitigation measures, if any, are incorporated into development plans;
- The State Mining and Geology Board provides additional regulations, policies, and criteria to guide cities and counties in their implementation of the law. The Board also provides guidelines for preparation of the Seismic Hazard Zone Maps and for evaluating and mitigating seismic hazards; and
- Real estate sellers and agents for property in a mapped hazard zone must disclose that fact at the time of sale.

Surface Mining and Reclamation Act of 1975 (SMARA). Implemented under the California Department of Conservation, SMARA provides a comprehensive policy for surface mining and reclamation in California in a manner that allows for continued mining of minerals while ensuring the protection and subsequent beneficial use of mined and reclaimed lands. The purpose of SMARA is to ensure that adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition and readily adaptable for alternative land uses. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, wildlife, range and forage, as well as aesthetic enjoyment. Residual hazards to public health and safety are eliminated. These goals are achieved through land use planning by allowing a jurisdiction to balance the economic benefits of resource reclamation with the need to provide other land uses. If a use is proposed that might threaten the potential recovery of minerals from an area that has been classified mineral resource zone 2 (MRZ-2), SMARA would require the jurisdiction prepare a statement specifying its reasons for permitting the proposed use, provide public notice of these

reasons, and forward a copy of the statement to the State Geologist and the State Mining and Geology Board (PRC §2762). Lands classified MRZ-2 are areas that contain identified mineral resources.

State Geological Survey. Similar to the DMG, the California Geological Survey is responsible for assisting in the identification and proper utilization of mineral deposits, as well as the identification of fault locations and other geological hazards.

Senate Bill 1241 (SB 1241). SB 1241 of 2013 modifies the requirements pertaining to the Safety Element of General Plans adopted by Cities and Counties, with the goal of better protecting California communities from unreasonable risks of wildfire and urban fires. The Bill focuses on requirements for State Responsibility Areas (SRAs) and very high fire hazard severity zones (VHFHSZ). SB 1241 requires that local agencies provide additional information in the Safety Element including fire hazard severity zone (FHSZ) historical data on wildfires, the general location and distribution of existing and planned uses of land in SRA or VHFHSZ local responsibility areas (LRA); the agencies responsible for fire protection; consideration of the OPR "Fire Hazard Planning" document; goals, policies, and objectives tailored to the above information for the protection of the community from the unreasonable risk of wildfire; feasible implementation measures to carry out the above; and Safety Element updates as needed to address fire risk in keeping with updated guidelines and requirements. SB 1241 also specifies three findings that must be made in order to approve tentative maps in SRA or VHFHSZ zones, and requires that the CEQA checklist be updated to reflect changes in the thresholds for analyzing fire hazard impacts of projects in these zones.

Underground Storage Tank (UST) Program. The California Department of Public Health and SWRCB monitor USTs. The program focuses on sites that have been identified for remedial action due to unauthorized release of toxic substances from USTs. The UST Program is administered by the SWRCB and includes leak prevention, cleanup, enforcement, and tank testing certification.

4.6.4.3 Regional and Local Regulations²⁴

Mono County Emergency Operations Plan. The EOP addresses the County's planned response to extraordinary situations associated with natural disasters and/or technological incidents including both peacetime and national security operations. With a focus on coordinating mutual aid, the plan provides an overview of the operational concepts relating to various emergency situations, identifies components of the emergency response organization, and describes responsibilities of participating agencies including County management staff and employees, federal, state and city governments, partner agencies, special districts that serve Mono County residents, and private and volunteer organizations involved in emergencies. The EOP provides a consistent framework for emergency management and operations, and is maintained and updated annually.

Floodplain Regulations. New development and substantial improvements¹ to existing development in Mono County are subject to the requirements of the Floodplain Regulations (Ch. 21, Land Development Regulations). The regulations contain standards for construction, utilities, subdivisions, and manufactured homes. The Floodplain Regulations are applied during the building permit or development permit phase of new construction or improvements, and the floodplain administrator makes recommendations for projects outside of regulatory flood zones (i.e., outside of the 200-year flood plain and flood awareness map areas).

National Flood Insurance Program (NFIP). The County maintains floodplain regulations as part of the requirements for continued participation in the National Flood Insurance Program. This program allows local residents to purchase flood insurance.

FEMA Flood Zones. The County and the Town utilize the FEMA Flood Insurance Rate Maps (FIRM) to identify the 100-year floodplain in Mono County. Policies in the Land Use Element and the Safety Element regulate development in the

²⁴ Mono County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), October 2006.

100-year floodplain in conjunction with the County Floodplain Regulations. In the June Lake and Chalfant areas, subsequent floodplain studies have been completed to administer Floodplain Regulations in those areas.

Ongoing Monitoring of Stream Flows and Flood Stages. USGS and the California Department of Water Resources (DWR) monitor streamflows in Mono County and maintain online sites with real-time stream flow data. They also provide alerts when streams reach flood stage.

Fire Safe Regulations. New construction in the unincorporated area of the county is subject to the provisions of the Fire Safe Regulations (Chapter 22 of the Land Development Regulations) consistent with the requirements of Fire Safe Rule 1270. Those regulations establish basic wildland fire protection standards for emergency access, signing and building numbering, private water supply reserves for fire use, and vegetation modification. The Fire Safe Regulations are applied during the building permit or development permit phase of new construction.

Fire Prevention Property Inspections. Cal Fire and USFS conduct fire prevention property inspections throughout Eastern Sierra communities. Eastern Sierra Regional Fire Safe Council volunteers assist both agencies with inspections. A secondary objective of volunteer inspections is community outreach to provide residents with information about living at the wildlands interface, i.e. creating and maintaining defensible space, firescaping, building defensible homes, fire preparedness, and emergency response.

Cal Fire and FPD Project Plan Check. Cal Fire and FPD staff review project plans for proposed development located in SRAs and LRAs, respectively, to ensure that the development complies with California Fire Safe Requirements and the CBC for proper access, signage, water supplies, and building materials.

Eastern Sierra Regional Fire Safe Council (ESRFSC). The ESRFSC is a non-profit organization created to advise citizens in Mono and Inyo counties how best to deal with the threat of wildfire. The council works with local volunteer fire departments and assists CDF as they train volunteers to perform residential fire hazard inspections. Volunteers also work with homeowners to raise awareness about wildfire risks and methods of home hazard reduction. ESRFSC has also created a community fuel break.

Local Fire Safe Councils. The Fire Safe Council works on a variety of projects to help reduce the threat of wildfire, including a fuels reduction grant and a chipping program for woody debris in neighborhood areas. Fire Safe Councils have also been established in communities in the county (June Lake, Wheeler Crest, Mono Basin, Benton, Devil's Gate/Swauger Creek and Twin Lakes) to increase fire safety in those communities and the surrounding areas.

Mono County Public Health Department Special Needs Database. In order to prepare for emergencies, the Mono County Public Health Department maintains a database of special needs clients on a GIS file. The file contains the GPS coordinates of the participant's daytime and nighttime driveways and front door, a building outline, and the assessor's parcel number of the participant's parcel. Once this data is entered in the database, the Public Health Officer sends the participant a letter thanking them for being pro-active in planning for emergency preparedness and stressing the need to continue to plan for emergencies or disasters. The letter also includes brochures from FEMA, the Red Cross, and OES on how to prepare for an emergency or disaster. The database is reviewed annually and revised as necessary.

GIS Database. Mono County has developed a GIS database that includes facilities and hazard areas in both the county or and the town. The database includes FEMA flood maps, avalanche maps, Alquist-Priolo fault zone maps, Fire Hazard Area maps from Cal Fire, and SRA maps. Other potentially relevant data layers in GIS include: Public Works flood maps (Walker River), Dam locations and dam inundation zones, Fault lines and fault regions, Historic earthquake epicenters, Historic faults, Seismic shaking hazards, Medical facilities locations and 911 locations; GIS mapping of emergency posting locations and Ambulance areas is being prepared.

4.6.5 SIGNIFICANCE CRITERIA

Consistent with Appendix G of the CEQA Guidelines, the proposed RTP/General Plan update project will be considered to have a significant impact on human health, safety, hazards, and hazardous materials if it will:

- a) Create a hazard to the public or environment through routine transport, use or disposal of hazardous materials, or release of hazardous materials into the environment, including within 1/4 mile of a school?
- b) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to CGC §65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- c) Create a safety hazard for people residing or working in an area located in an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport or private airstrip?
- d) Impair implementation of or physically interfere with an adopted emergency response or evacuation plan?
- e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- f) Expose people or structures to significant risk of avalanche, landslides, destructive storms or winds, rockfall or volcanic activity?

4.6.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.6(a): Would implementation of the proposed RTP/General Plan Update create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials, or release of hazardous materials into the environment, including within one-quarter mile of an existing or proposed school?

POTENTIALLY SIGNIFICANT IMPACT. As discussed in the baseline and detailed in the many source documents referenced therein, Mono County is susceptible to hazardous materials releases resulting from multiple sources and including a wide range of toxic substances. Many of these materials are and would continue to be used and transported in the vicinity of school facilities. As shown in Table 4.6-6, 21 schools are located in Mono County, and most are near (within one-quarter mile) or on a State Highway or State Route used to transport hazardous materials.

TABLE 4.6-6: Schools in Mono County

ANTELOPE ELEMENTARY, (530) 495-2541 111527 US 395, Coleville, CA 96107	MAMMOTH HIGH SCHOOL, (760) 934-8541 365 Sierra Park Rd, Mammoth Lakes, CA 93546-3149
BRIDGEPORT ELEMENTARY SCHOOL, (760) 932-7441 205 Kingsley St, Bridgeport, CA 93517-0577	MAMMOTH UNIFIED SCHOOL DISTRICT, (760) 934-6802 461 Sierra Park Rd, Mammoth Lakes, CA 93546-3509
COLEVILLE HIGH SCHOOL, (530) 495-2231 111591 US 395, Coleville, CA 96107	MONO COUNTY FIRST 5, (760) 924-7626 365 Sierra Park Rd, Mammoth Lakes, CA 93546
EARLY START, (760) 924-7382 960 Forest Trail Rd, Mammoth Lakes, CA 93546	MONO CO OFFICE OF EDUCATION (North), (760) 932-7311 37 Emigrant St, Bridgeport, CA 93517-0477
EASTERN SIERRA UNIFIED SCHOOL DIST, (760) 932-7443 231 Kingsley St, Bridgeport, CA 93517-0575	MONO CO OFFICE OF EDUCATION (South), (760) 934-0031 451 Sierra Park Rd, Mammoth Lakes, CA 93546-0130
EDNA BEAMAN ELEMENTARY SCHOOL, (760) 933-2397 25541 US 6, Benton, CA 93512-0947	MONO CO. OFF. OF EDUCATION (IT Dept), (760) 934-4225 365 Sierra Park Rd, Mammoth Lakes, CA 93546-0130
JAN WORK CMTY/ADULT SCH. PRGRMS, (760) 934-0031 451 Sierra Park Rd, Mammoth Lakes, CA 93546-0130	MONO COUNTY LIBRARIAN, (760) 934-4777 400 Sierra Park Rd, Mammoth Lakes, CA 93546-1120
LEE VINING ELEMENTARY SCHOOL, (760) 647-6460 132 Lee Vining Ave, Lee Vining, CA 93541-0270	SAWTOOTH RIDGE COMMUNITY SCHOOL, (530) 495-4358 111591 US 395, Coleville, CA 96107
LEE VINING HIGH SCHOOL, (760) 647-6366 51710 US 395, Lee Vining, CA 93541-0268	SIERRA HIGH SCHOOL (Continuation), (760) 934-3702 461 Sierra Park Rd, Mammoth Lakes, CA 93546-3509
MAMMOTH ELEMENTARY SCHOOL, (760) 934-7545 1500 Meridian Blvd, Mammoth Lakes, CA 93546-3209	TIOGA COMMUNITY SCHOOL, (760) 206-6017 132 Lee Vining Ave, Lee Vining, CA 93541
MAMMOTH MIDDLE SCHOOL, (760) 934-7072 1600 Meridian Blvd, Mammoth Lakes, CA 93546-2429	

The County actively reduces hazardous materials threats through implementation of a wide range of laws and regulations, as profiled in the regulatory setting (please see §4.6.4). The Mono County Health Department has been certified by CalEPA as the CUPA Agency, responsible for implementing the hazardous materials program which includes an Underground Storage Tank (UST) program and the Aboveground Storage Tank (AST) program; as part of this program, underground storage tanks are inspected annually. In keeping with HSC §25503.5, a Hazardous Materials Business Plan is required of all businesses that manage hazardous materials and/or wastes exceeding the levels specified in the Baseline Overview, and haulers and users of hazardous materials are listed with the County Health Department and regulated and monitored by County agencies. The County also works cooperatively with other agencies that have responsibility for management and oversight of hazards on highways (Caltrans and CHP), and stored materials (the FPDs).

Reduction of waste loads and hazardous waste loads are priorities of the state of California, and the State has made clear its emphasis on source reduction as the preferred method of waste management, since source reduction best protects public health and the environment and avoids the costs and liabilities associated with waste generation. These broad goals were first codified in the Integrated Waste Management Act of 1989, which established a requirement that 50% of solid wastes be diverted from municipal landfills by 2000. According to the EPA²⁵ the 50% diversion rate has been achieved, and the state has now set a new goal of 75% recycling, composting or source reduction by the year 2020. Again, the emphasis is placed on recycling and recovery as the preferred means of decreasing reliance on landfills.

As part of the *RTP/General Plan Update*, the County has integrated its Hazardous Waste Management Element into the more comprehensive Integrated Waste Management Plan (IWMP). The Mono County IWMP is intended to comply with these state and local initiatives. The plan focuses on reduction of waste loads, tools to monitor landfill capacity, expansion of new non-disposal transfer facilities in accordance with siting criteria that emphasize minimum separation from incompatible uses and use of pre-disturbed lands, all in accordance with statewide policy emphasis on waste reduction and recycling. Two components of the IWMP are solely for planning purposes: the Source Reduction and Recycling Element (SRRE, which is updated annually and not part of the current project) is a menu of actions that may be taken to educate residents about the importance and need for waste load reduction; these could include such varied steps as flyers, early education, advertisements, labeling on trash containers, etc. The Countywide Siting Element identifies how the County will provide for its long-term disposal needs for waste that is not recycled or diverted. The remaining two components focus on providing the facilities needed to receive and process certain waste streams: the Household Hazardous Waste Element (HHWE) addresses programs that facilitate the collection, handling and processing of hazardous wastes generated in the County, and the Non-Disposal Facility Element (NDFE) identifies existing and proposed facilities that receive and process non-hazardous recyclable materials that are not destined for disposal. For the HHWE, Mono County has placed a high priority on ensuring that facilities are located in proximity to the main population centers (Mammoth and Bridgeport) in order to minimize transportation impacts and maximize opportunities for reuse. The County HHWE and NDFE do not propose specific facilities at this time, but describe the existing programs and provides guidance on how and where those programs should be continued in the future. Any future facilities would be developed in separate planning studies, along with CEQA documentation as needed. The Countywide Siting Element incorporates countywide policy proposals that call for a) development of engineered design plans for Pumice Valley and Walker Landfills utilizing disposal capacity within the existing waste footprint, and b) provision for Long Haul Transfer Infrastructure that would enable Mono County to send its waste outside of the County. The IWMP does not make these decisions, but provides guidance for future projects that would require individual CEQA documentation.

Drawing on data from the 1992 Household Hazardous Waste Element, the draft 2014 *Household Hazardous Waste Element* provides HHW generation for Mono County as a whole, including the Town of Mammoth Lakes, as shown in Table 4.6-7.

²⁵ EPA Region 9 website: <http://www.epa.gov/Region9/waste/features/calif-waste/index.html>.

TABLE 4.6-7: Household Hazardous Waste Disposal (pounds per year) in Mono County	
Material	Total Generation
Waste Oil	14,000
Solvents	10,000
Pesticides	10,000
Dyes & Paints	64,000
Inorganic Liquids	2,000
Miscellaneous	16,000
Total	116,000

The Siting Element identifies two actions to ensure adequate long-term disposal capacity, including development of engineered design plans for Pumice Valley and Walker Landfills using capacity within the existing waste footprint at each facility, and providing for Long-Haul Transfer Infrastructure to transport wastes out of Mono County.

The County has now implemented several programs that were identified in the 1992 HHW Element. The programs include Education (to promote awareness of HHW disposal options); Load-Checking (to direct hazardous wastes to the proper disposal area, and increase awareness of regulations and dangers); construction of a Permanent HHW Collection Facility at the Benton Crossing Landfill in 2007 to accept all HHW collected from the county’s Batteries, Oil and Paint (BOP) sites, temporary sites, and mobile events; Temporary HHW Facilities, including 6 sites at County Transfer Stations that collect BOP; a seventh site is provided by the Town of Mammoth Lakes at the Mammoth Disposal Transfer Station in town. The sites are for temporary collection and storage until the hazardous materials can be safely transported to the permanent facility at Benton Crossing. Additional discussion of the IWMP is provided in EIR §4.13, Public Services and Utilities.

A detailed Emergency Response Plan has been developed and implemented by the county Office of Emergency Services. The EOP is comprehensive in scope, including detailed discussion of potential hazards and detailed interdepartmental and interagency response and management procedures to address the full range of potential emergencies through all stages (from pre-planning efforts to reduce the likelihood of occurrence to evacuation to mitigation and recovery) and all foreseeable scenarios. The plans and programs identify shortcomings in the system as well as limitations on the degree to which hazards can be reduced. These include:

- The difficulty of controlling the clandestine dumping of hazardous wastes, and the potential for such activity to increase with the rising cost and restrictions on use of legitimate hazardous waste disposal sites;
- The probable need to transport wastes out of the county when the Benton Crossing Landfill closes around 2023 (increasing the distance of transport and related risks);
- The increasing threat, frequency and severity of wildland fire hazards, combined with the large number of older structures that do not meet current fire codes (many in remote locations);
- The lack of alternate transportation routes and limited communication services affecting some county communities (Antelope Valley, parts of June Lake, Wheeler Crest, Benton and Long Valley), and the fact that even established access routes are vulnerable to closure;
- The high concentration of visitor and resident populations in an at-risk area during peak winter months (particularly at the Mammoth Mountain Ski Area, which attracts 1+ million skiers/boarders annually);
- The relatively high exposure of some communities to natural hazards including rockfall and mudflows (Lundy Canyon and portions of June Lake Loop and Tri-Valley), avalanche (Bridgeport Valley, Virginia Lakes, June Lake, Long Valley, Mammoth vicinity and the area north of Lee Vining), volcanic activity (including most of Mono County, and particularly areas inside the Long Valley Caldera), destructive winds and severe winter storms (including older structures throughout the county), lack of reliable safe water supplies and flooding (see EIR §4.8, Hydrology), and the many hazards associated with seismic activity (discussed more fully in EIR §4.5, Geology);
- The limited number of medical facilities and beds available to handle multi-casualty incidents; and
- The absence of feasible plans and technologies to safeguard human health in the event of catastrophic emergencies such as volcanic eruptions, strong seismic events, and other hazards profiled in this section.

The existing plans and programs reviewed in this section, in combination with the objectives and policies and actions set forth in this Draft *RTP/General Plan Update*, will effectively and substantially reduce health and safety hazards in Mono County to the degree feasible at this time, but will not reduce such hazards to less than significant levels; the project would have **potentially significant adverse impacts** pertaining to the release of hazardous materials. Relevant policies and actions proposed in the RTP and General Plan elements are presented in Appendix D.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL HAZARDOUS MATERIALS TRANSPORT IMPACTS**

Please refer to Table 4.6-13 in EIR Appendix D.

IMPACT 4.6(b): Would implementation of the proposed RTP/General Plan Update be located on a site which is included on a list of hazardous materials sites compiled pursuant to CGC §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

LESS THAN SIGNIFICANT WITH MITIGATING POLICIES AND ACTIONS. The DTSC Cortese List provides information about hazardous materials sites in California (including Mono County). The lists compiled and presented therein indicate that there are no Mono County sites contained on the CalEPA Hazardous Waste and Substances Site List, no Mono County sites contained on the DTSC List of Hazardous Waste Facilities subject to Corrective Action,²⁶ and no Mono County sites Identified by CalEPA as having Waste Constituents above Hazardous Waste Levels.²⁷

Eight Mono County sites are included on the SWRCB List of Active Cease and Desist Orders (CDOs) and Clean-up and Abatement Orders (CAOs).²⁸ SWRCB notes that the list contains many Orders that do not concern the discharge of wastes that are hazardous materials (for example, many involve discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials), but the Water Boards’ database does not distinguish between these types of orders. The eight Mono County sites contained on this list are shown in Table 4.6-8.

TABLE 4.6-8: Mono County Sites with Active CDOs and CAOs from the Water Board						
FACILITY	OWNER	FACILITY TYPE	STREET LOCATION	CITY	USE CLASS	ACTION
Hot Ck. Fish Hatchery	DFW	State Agency	85 Old School Rd.	Mammoth Lakes	Fish Hatchery	Regulatory
Hot Ck. Fish Hatchery	DFW	State Agency	85 Old School Rd.	Mammoth Lakes	Fish Hatchery	Regulatory
Sunny Slope Wellfield	NA	NA	Owens Gorge	Crowley Lake	NA	Enforcement
Bridgeport Reservoir	Walker River Irrig. Dist.	Special District	SR 182	Bridgeport	Water Supply	Regulatory
Gas & Go Station	Simpson, J. & D.	Private	US 395	Bridgeport	Gas Station	Regulatory
Bridgeport Mo Mart	Nikolaus Trans/ Simpson, J.	Private	Main St.	Bridgeport	Gas Station	Regulatory
Chevron	Chevron	Private	US 395	Bridgeport	Gas Station	Regulatory
Cain House B&B;	Myers, P. &				Hotels and	

²⁶ <http://www.calepa.ca.gov/sitecleanup/corteselist/#sthash.PHd1SHF3.dpuf>

²⁷ <http://www.calepa.ca.gov/sitecleanup/corteselist/CurrentList.pdf>

²⁸ <http://www.calepa.ca.gov/sitecleanup/corteselist/#sthash.ix2VLJPG.dpuf>

Silver Maple Motel	M.	Private	US 395	Bridgeport	Motels	Regulatory
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The Water Board identifies 104 Mono County locations on the List of Solid Waste Disposal Sites with Waste Constituents above Hazardous Waste Levels, as shown in Table 4.6-10 on the following pages.²⁹ In allowing for continued growth within Mono County communities, implementation of the Draft General Plan would result in increased transport, use, storage, and disposal of hazardous materials within the planning area, including near existing schools. In particular, new commercial and industrial development that would occur under the plan may result in increased transport, use, storage, and/or disposal of hazardous materials during routine operations. Of particular concern are facilities with USTs or other storage facilities that have potential to leak into the soil, water, or air. Such facilities include gas stations, automotive repair shops, dry cleaners and other uses common to residential communities. The storage, use and transport of hazardous materials would also occur in conjunction with construction activities allowed under the Draft General Plan, including paint, lubricants, fuel and asphalt).

Discussion in the Regulatory Setting notes that extensive legislation has been enacted at the state and federal levels to protect public health and the environment from risks associated with hazardous materials. These laws are directed at the full range of such uses from manufacturing to transportation, storage, use and disposal as well as emergency conditions associated with accidental release. In combination with mitigating policies and actions contained in the draft *RTP/General Plan Update*, these laws would avoid or reduce to **less than significant** levels the potential public hazards associated with transport, use, and disposal of these materials. Relevant policies and actions proposed in the RTP and General Plan elements are presented in Appendix D.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL
HAZARD MATERIALS IMPACTS**

Please refer to Table 4.6-13 in EIR Appendix D.

²⁹ https://geotracker.waterboards.ca.gov/sites_by_county.asp.

TABLE 4.6-9: Cleanup Sites in Mono County.³⁰

SITE/FACILITY NAME	SITE/FACILITY TYPE	CLEANUP STATUS	ADDRESS	CITY	ZIP
BENTON ROAD SHOP	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	PO BOX BRIDGEPORT	BRIDGEPORT	93517
BENTON CLASS III LANDFILL	LAND DISPOSAL SITE	OPEN – INACTIVE	32 MI N/O BISHOP	BENTON	93512
BENTON CROSSING LANDFILL	LAND DISPOSAL SITE	OPEN – SITE ASSESSMENT	SE OF MAMMOTH LKS	BENTON CROSSING	93512
BENTON STATION	PERMITTED UST		25669 US 6	BENTON	93512
BISHOP AIRPORT	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	PO BOX 24	MAMMOTH LKS	93546
BODIE STATE HISTORIC PARK	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	1 STATE PARK	BODIE	93517
BRIDGEPORT CHP FACILITY	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	125 MAIN ST	BRIDGEPORT	93517
BRIDGEPORT FIRE DEPT	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	PO BOX 375	BRIDGEPORT	93517
BRIDGEPORT MCMWTC	MILITARY BASE-9 CASES			BRIDGEPORT	93517
BRIDGEPORT MOMART	PERMITTED UST		453 MAIN ST	BRIDGEPORT	93517
BRIDGEPORT SHELL	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	424 MAIN ST/US 395	BRIDGEPORT	93517
BRODGEPORT SWDS	LAND DISPOSAL SITE	OPEN		BRIDGEPORT	93517
CALTRANS SONORA JCN MAINT.	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	US 395	SONORA JUNCTN	93517
CALTRANS BPORT MAINT STN	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	PO BOX 735	BRIDGEPORT	93517
CENTER STREET SHELL	PERMITTED UST		3275 MAIN ST	MAMMOTH LKS	93546
CHALFANT CLASS III LANDFILL	LAND DISPOSAL SITE	OPEN-INACTIVE	11 MI NE OF BISHOP	CHALFANT	93514
CHANNEL UNION 76	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	US 395	LEE VINING	93541
CHEVRON STN #8-1861	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	PO BOX 27	MAMMOTH LKS	93546
CHEVRON STN #9-1861	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	3236 MAIN STREET	MAMMOTH LKS	93546
CHEVRON STN #9-4739	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	US 395	LEE VINING	93541
CHEVRON STN #9-2727	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	US 395	BRIDGEPORT	93517
CONTEL	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	47039 PINECREST AV	MAMMOTH LKS	93546
CONVICT LAKE RESORT	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	CONVICT LK TURNOFF	MAMMOTH LKS	93546
CRESTVIEW MAINT FACILITY	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	US 395	MAMMOTH LKS	93546
CROWLEY LAKE GENERAL STORE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 SOUTH LANDING RD	CROWLEY LAKE	93546
CROWLEY LAKE GENERAL STORE	PERMITTED UST		520 S. LANDING ROAD	CROWLEY LAKE	93546
CROWLEY LAKE RECRN AREA	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	CROWLEY LK TURNOFF	LONG VALLEY	93546
DREAM MOUNTAIN RESORT	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	SR 158	JUNE LAKE	93529
E. SIERRA OIL CARDLOCK	PERMITTED UST		240 COMMERCE DRIVE	MAMMOTH LKS	93546
EXXON MINIMART (FORMER)	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	3820 MAIN ST	MAMMOTH LKS	93546
FARGO UNOCAL STATION	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	~1MI S/O BPRT US 395	BRIDGEPORT	93517
GAS AND GO STATION (FORMER)	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	MAIN ST NEAR TWIN LK	BRIDGEPORT	93517
GAS AND GO MINIMART	PERMITTED UST		377 MAIN STREET	BRIDGEPORT	93517
GENE'S TEXACO STATION	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	110 MAIN STREET	BRIDGEPORT	93517

³⁰ UST – Underground Storage Tank; MMSA-Mammoth Mountain Ski Area; ML-Mammoth Lakes; MCWD-Mammoth Community Water District

JUNE LAKE AUTOMOTIVE	PERMITTED UST		PO BOX 596	JUNE LAKE	93529
JUNE LAKE COUNTRY STORE	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	2684 BOULDER DRIVE	JUNE LAKE	93529
JUNE LAKE JUNCTION	PERMITTED UST		US 395 AT SR 158	JUNE LAKE	93529
JUNE MOUNTAIN SKI AREA	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	3819 SR 158	JUNE LAKE	93529
JUNE MT SKI AREA/LODGE/CHALET	PERMITTED UST		3819 SR 158	JUNE LAKE	93529
LAKE MARY STORE	LUST CLEANUP SITE	COMPLETED – CASE CLOSED	LAKE MARY		93545
LEE VINING CHEVRON MINIMART	PERMITTED UST				
LEE VINING GAS	LUST CLEANUP SITE	COMPLETED - CASE CLOSED			
LEE VINING ROAD SHOT	LUST CLEANUP SITE	COMPLETED - CASE CLOSED			
LODESTAR	LUST CLEANUP SITE	COMPLETED - CASE CLOSED		MAMMOTH LKS	93546
MAINTENANCE GARAGE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED		MAMMOTH LKS	93546
MAMMOTH AUTOMOTIVE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED		MAMMOTH LKS	93546
MAMMOTH CHEVRON MINIMART	PERMITTED UST			MAMMOTH LKS	93546
MCWD WASTEWATER TMT PLANT	PERMITTED UST			MAMMOTH LKS	93546
MAMMOTH CMTY WATER DIST	LUST CLEANUP SITE	COMPLETED – CASE CLOSED		MAMMOTH LKS	93546
MAMMOTH HOSPITAL	PERMITTED UST			MAMMOTH LKS	93546
MMMTH HOT SPR FISH HATCH	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	BOX 208	MAMMOTH LKS	93546
ML OLD TOWN YARD	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	RTE 1	MAMMOTH LKS	93546
MAMMOTH MART	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	3275 MAIN ST	MAMMOTH LKS	93546
MAMMOTH MO-MART	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	SR 203	MAMMOTH LKS	93546
MAMMOTH MOBILE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	CENTER ST	MAMMOTH LKS	93546
MAMMOTH MTN GARAGE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	PO BOX 24	MAMMOTH LKS	93546
MMSA MOBILE EQPMT MAINT FAC	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 MINARET ROAD	MAMMOTH LKS	93546
MMSA MOBILE EQPMT MAINT FAC	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 MINARET ROAD	MAMMOTH LKS	93546
MMSA MOBILE EQPMT MAINT FAC	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 MINARET ROAD	MAMMOTH LKS	93546
MMSA MOBILE EQPMT MAINT FAC	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 MINARET ROAD	MAMMOTH LKS	93546
MMMTH MTN MAINT. GARAGE	PERMITTED UST		1 MINARET ROAD	MAMMOTH LKS	93546
MMSA/YODELER	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	PO BOX 24	MAMMOTH LKS	93546
MAMMOTH RETAIL SHOPS	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	501 OLD MAMMOTH RD	MAMMOTH LKS	93546
MAMMOTH SHELL	PERMITTED UST		3011 MAIN STREET	MAMMOTH LKS	93546
MAMMOTH SHELL STATION	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	SR 203/MMMTH RD	MAMMOTH LKS	93546
MAMMOTH UNIFIED SCH DIST	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	AIRPORT RD	MAMMOTH LKS	93546
MMMTH YOSEMITE AIRPORT	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	PO BOX 209 ROUTE 1	MAMMOTH LKS	93546
MCCOY STATION	PERMITTED UST		1 MINARET RD	MAMMOTH LKS	93546
MCGEE CREEK MAINT FACILITY	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	US 395	MAMMOTH LKS	93514
MID CHALET TANK FARM	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 MINARET RD	MAMMOTH LKS	93546
MIDCHALET TANK FARM	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1 MINARET RD	MAMMOTH LKS	93546
MIDDLE GORGE POWER PLANT	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	1501 GORGE RD	BISHOP	93514
MINARET MAINT FACILITY	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	SR 203 MINARET RD	MAMMOTH LKS	93546
MINEART LIQUOR GAS STN	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	MINEART RD	MAMMOTH LKS	93546
MINEART MAINTENANCE STN	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	SR 203	MAMMOTH LKS	93546
MMSA MAINTENANCE GARAGE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	MINARET ROAD	MAMMOTH LKS	93546

MO-MART TEXACO B-PORT	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	76733 MAIN ST PO 514	BRIDGEPORT	93517
MONO CO SENIOR CITIZEN CTR	CLEANUP PRGRM SITE	COMPLETED - CASE CLOSED	137 EMIGRANT ST	BRIDGEPORT	93517
MONO COUNTY ROAD YARD	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	207 JACK SAWYER RD	BRIDGEPORT	93517
MONO COUNTY WELFARE	CLEANUP PROGRAM SITE	OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION	74 SCHOOL STREET	BRIDGEPORT	93517
MOUNTAIN WARFARE TRAINING CENTER (MWTC), SITE 5	CLEANUP PRGRM SITE	COMPLETED - CASE CLOSED	SR 108, 4 MI w/o US 395	BRIDGEPORT	
MWTC-LODGE TANK	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	SR 108	BRIDGEPORT	93517
NAPA OF MAMMOTH	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	SR 203	MAMMOTH LKS	93546
NORCO SERVICE CENTER	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	3670 MAIN ST	MAMMOTH LKS	93546
NORCO SERVICE CENTER	PERMITTED UST		3670 MAIN ST	MAMMOTH LKS	93546
OLD SILVER LAKE TEX	LUST CLEANUP SITE	OPEN - SITE ASSESSMENT	5580 SR 158	JUNE LAKE	93529
PINECLIFF GENERAL STORE	PERMITTED UST		1 JUNE LK BEACH RD	JUNE LAKE	93529
PUMICE VALLEY CLASS III LF	LAND DISPOSAL SITE	OPEN - SITE ASSESSMENT	4 MI SE OF LEE VINING	LEE VINING	93541
SCE MAMMOTH SERVICE CTR	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	453001 CHATEAU RD	MAMMOTH LKS	93546
SMALLEY'S MARKET	PERMITTED UST		25465 HIGHWAY 6	BENTON	93512
THE VILLAGE AT MAMMOTH	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	MINARET RD	MAMMATH LKS	93546
THOMAS SMITH	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	MMMTH LKS AIRPORT	MAMMOTH LKS	93546
TIMBER RIDGE VILLAS	PERMITTED UST		671 JOHN MUIR RD	MAMMOTH LKS	93546
TIOGA GAS MART	PERMITTED UST		22 VISTA POINT DR	LEE VINING	93546
TIOGA PASS RESORT	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	85 SR 120	LEE VINING	93541
TOM'S PLACE SERVICE STN	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	RURAL STN US 395	TOMS PLACE	93514
TOWN OF MAMMOTH LAKES	PERMITTED UST		299 COMMERCE DR	MAMMOTH LKS	93546
TULE VILLAGE	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	US 395	TOPAZ	96133
UNOCAL #5749	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	3141 MAIN ST	MAMMOTH LKS	93546
USFS B-PORT HOUSING CMLPX	LUST CLEANUP SITE	COMPLETED - CASE CLOSED	80590 US 395	BRIDGEPORT	93517

IMPACT 4.6(c): Would implementation of the proposed RTP/General Plan Update result in a safety hazard for people residing or working in an area located in an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport or private airstrip?

LESS THAN SIGNIFICANT IMPACT. Three airfields serve the needs of residents and visitors to Mono County, as identified in Table 4.6-9 below. In addition to the airports, there are several helipads in the County. One is operated by the MCMWTC at their Mountain Warfare Training Center at Pickle Meadows. Others are operated by the USFS and BLM, primarily for firefighting purposes. Helipads located at Mammoth Hospital in Mammoth and at the medical clinic in Bridgeport are used for air ambulance services.

TABLE 4.6-10: Public and Private Airfields in Mono County

AIRFIELD NAME	AIRFIELD OWNER	OPERATIONS SUMMARY ³¹
Bryant Field Airport - O57 Bridgeport, California Facility Usage: Public	Mono County	Aircraft Operations (2014 Data): 61/week * 94% transient general aviation * 6% local general aviation
Lee Vining Airport - O24 Lee Vining, California Facility Usage: Public	City Of Los Angeles	Aircraft Operations (2014 Data): 42/week * 91% transient general aviation * 9% local general aviation
Mammoth Yosemite Airport - MMH Mammoth Lakes, California Facility Usage: Public	Town Of Mammoth Lakes	Aircraft Operations (2013 Data): 22/day * 51% transient general * 21% air taxi * 19% commercial * 8% local general aviation * 1% military

The Mammoth Yosemite Airport is owned and operated by the Town of Mammoth Lakes. The Town is responsible for preparing the Airport Layout Plan, but the County is responsible for the Airport Land Use Compatibility Plan (ALUCP). The *Draft Land Use Element* notes that land use in the area adjacent to public airports is governed by Airport Land Use Plans (ALUPs). An ALUP was adopted in 1986 by the Airport Land Use Commission for the Mammoth Yosemite Airport, and ALUPs were updated for the Lee Vining and Bryant Field airports in 2006. Land use policies for each of the airports are included in this *Draft Land Use Element*.

The safety hazards associated with airports are generally related to objects that could interfere with airplane flight paths (primarily topographic and structural), features that attract wildlife (lakes, wetlands, waste disposal areas), and land uses that draw people into airport safety zones. Table 4.6-11 summarizes selected air safety zone information for Bryant Field and Lee Vining Airports.

TABLE 4.6-11: Air Safety Zones – Lee Vining & Bryant Field Airports³²

DESIGN CRITERIA	LEE VINING & BRYANT FIELD
Runway Obstacle Free Area	250' from runway centerline 200' from runway termini
Building Setback Line	Varies
Runway Safety Area	60' from runway centerline
Runway Protection Zone	Length: 1,000' 200' from runway end: 250' 1,200' from runway end: 450'

The *Draft Land Use Element* reviews major issues, opportunities and constraints for the Lee Vining and Bridgeport airport planning areas as summarized below:

³¹ <http://www.airnav.com/airport/CN10>.

³² Mono County, *Bryant Field Master Plan 2020* and *Lee Vining Airport Master Plan*; both documents prepared by Wedell Engineering, October 2002.

- a. Airport operations pose certain safety risks, particularly in the Safety Zone (including the primary surface, runway and clear zones, the area under the runway approach and transitional surfaces, and the primary traffic pattern area).
- b. The approach/departure surfaces carry the highest volume of air traffic and tend to have more safety and noise problems since aircraft change power settings to take off or land in this area. Because terrain located east of Bryant Field penetrates portions of the horizontal surface, it is appropriate that the aircraft traffic pattern is to the west; similarly, because terrain west of Lee Vining Airport penetrates portions of the horizontal surface, it is appropriate that the aircraft traffic pattern is to the east of the runway.
- c. The Runway Protection Zone (located at ground level beyond the runway terminus, as shown in Figure 4.6-2) is the most critical zone in terms of safety (for people and property), and particularly subject to safety and noise factors.
- d. Neither Bryant Field nor Lee Vining airport is situated on sites that significantly conflict with existing land use.
- e. Several structures are located in the Bryant Field clear zone, and some residential structures are located in the Bryant Field approach surface. The County is pursuing acquisition of buildings and property in the clear zone.
- f. Bryant Field and Lee Vining Airports are classified as basic utility general aviation airports that serve aircraft with approach speeds up to 91 knots (Category A); Bryant Field occasionally receives transient turboprops and business jets. Basic Utility Stage 1 airports service about 75% of the single-engine and small twin-engine airplanes used for personal and small business purposes. Precision approach operations are not usually anticipated.
- g. Bryant Field and Lee Vining Airport exceed aviation demand throughout the ALUC planning period (2000-2020).

Figures are provided in the *Draft Land Use Element* to illustrate protection zones, air traffic patterns and planning boundaries at Bryant Field and Lee Vining Airports.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL AIRPORT SAFETY IMPACTS

Please refer to Table 4.6-13 in EIR Appendix D.

IMPACT 4.6(d): Would implementation of the proposed RTP/General Plan Update impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

POTENTIALLY SIGNIFICANT IMPACT. As described in the baseline overview, the Mono County EOP is the planning document that sets forth all aspects of the County's response to emergency events. As such, the EOP provides detailed guidelines for emergency management and response including preparation (actions taken before an emergency to optimize readiness), response (including pre-emergency actions, actual emergency response actions, and sustained emergency response actions as needed), recovery (to access assistance funds and programs) and mitigation (to avoid or reduce the impact of future emergency events).

The EOP notes that the primary evacuation routes in Mono County include US 395 (providing access north to western Nevada and to communities in southern California), US 6 (providing access to central Nevada), State Routes 120 and 108 that cross the Sierra Nevada and provide access to the California Central Valley and the coast. The EOP notes, however, that these major routes and their community access roads are all subject to closure by avalanches, landslides, snow, fog, wildfire and flooding. Certain imminent safety threats, such as high avalanche hazard conditions, could prohibit travel even along open access routes. The developed areas of Wheeler Crest, Lundy Lake, Virginia Lakes and Twin Lakes all have only one access route, as does the Peterson tract in June Lake; as noted in the baseline overview, the *draft Land Use Element* notes a special concern for the remote Tri-Valley area, where EMS services are limited.

The EOP contains provisions to overcome, to the extent feasible, access limitations that may interfere with emergency response in some areas of the county. These provisions include an alternate emergency operations center

in June Lake (in the event the primary center in Bridgeport is damaged), a trailer outfitted to serve as a mobile EOC facility, and provisions for the use of helicopters for purpose of issuing evacuation warnings and for conducting evacuations from otherwise inaccessible areas. The EOP response plan also incorporates extensive use of communication, including a satellite information system (OASIS) with multiple remote sites and channels.

Approval of the *Draft RTP/General Plan* update will strengthen implementation of adopted response and evacuation plans in several ways. The updated *Land Use Element* does not allow for increased residential development (compared to the 2001 LUE) in any of the communities that have only one means of access (including Lundy Lake, Virginia Lakes, Twin Lakes and the Tri-Valley Area), and Wheeler Crest has seen a reduction in residential acreage to long-term conservation lands and easements.³³

Additionally, the draft *Land Use Element* and other *RTP/General Plan Update* plans and documents contain objectives, policies and actions designed to increase access and augment emergency service delivery capability in the more remote areas. Additional provisions respond to recommendations contained in a 2012 Assessment of Emergency Medical Services, include recommendations that the County improve the effectiveness and efficiency of emergency services, expand system reporting, utilize new advanced EMT service levels, transition from Quality Assurance to a Quality Improvement process, and implement medical priority dispatch and pre-arrival instructions countywide. The report also noted need to provide redundant capabilities that can be deployed in the event of major events (particularly to augment the response of Advanced Life Support (ALS) units in remote areas, which can easily exceed one hour), and to more fully ensure the availability of volunteer staffing in situations where medical first response is unavailable or committed to other activities.

These and other pertinent plans, policies and actions (as identified below) will strengthen implementation of adopted response and evacuation plans, but will not reduce hazards to a less than significant level. The potential for impaired emergency evacuation and impaired delivery of emergency services will be a continuing and **potentially significant and adverse** threat in some areas of the county.

RTP/GENERAL PLAN POLICIES & ACTIONS THAT MITIGATE POTENTIAL EMERGENCY EVACUATION IMPACTS

Please refer to Table 4.6-13 in EIR Appendix D.

<p>IMPACT 4.6(e): Would implementation of the proposed RTP/General Plan Update Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>

POTENTIALLY SIGNIFICANT IMPACT. The baseline overview describes wildland fire as a constant risk in Mono County, and throughout the Sierra Nevada region. Cal Fire mapping classifies most of Mono County as having moderate fire hazard severity risks, with only pockets of land (generally west of Coleville) classified as Very High hazard severity, and the Mono County CWPP also concludes that fire regimes throughout the WUI lands of Mono County are largely within their historic range or moderately altered from their historical range, with a low to moderate risk of losing key ecosystem components. However, the CWPP does indicate that many of the developed portions of the county are located in areas where high to extreme rates of fire spread are predicted (under even moderate weather conditions), a condition that may create extremely dangerous conditions for evacuation and fire suppression.

Based on an analysis of wildland fire hazards in each community, the CWPP identified 17 of the 36 Mono County communities studied to be at extreme or very high risk, with a likelihood of rapid fire growth and spread due to steep

³³ Source: Communication with Brent Calloway, Associate Analyst, Mono County Community Development Department, 16 March 2015.

topography, fast burning or flashy fuel components and other topographic features that contribute to channeling winds and promotion of extreme fire behavior. Drawing on data from the GIS system and the CWPP, eight critical facilities were identified in the wildfire hazard zones (including Walker Senior Center, Toiyabe Indian Health Project, Bridgeport Fire Station, Lee Vining Fire District facilities, geothermal plants at junction of US 395/SR 203, Long Valley Fire District facilities, Los Angeles Department of Water and Power generating station in Owens Gorge, and Caltrans road yard in Crowley Lake). The Mono County MEA (Safety, 2010) indicates that the probability of a damaging wildfire in Mono County has increased as more people have built homes at the urban-wildland interface. The Inyo NF has cited an increase in the number of human caused fires on forest service lands, along with an increase in overall fuel loading due to fire suppression. These hazards are amplified during drought periods.

As documented in the baseline overview and discussion of regulatory agencies, there are many laws and programs in place to reduce the risk of wildlife in Mono County and other areas of the state, and there are many agencies and organizations that participate in activities to minimize risk and provide fire control services. In particular, Fire Safe Rule 1270 will align existing standards with other regulations in the California Fire Code, and increase overall safety through enhanced firefighter access during fire evacuations, increased defensible space and visibility, strengthened access to water sources and other substantive improvements.

In its *Forest Health and Carbon Storage Indicators* report, SNC concluded that much of the Sierra Nevada now has forest conditions different than in the past, and opined that a changing climate regime may further impact forest conditions. Restoring the health of the forest and reducing fire threat will take a significant amount of time (most likely decades) and increased investment. Tracking the key fire threat indicators can help monitor the progress that is being made in efforts to improve forest conditions and reduce fire threat over time, and can better inform strategic investments. Key fire threat indicators cited in the report include a) number of acres by fire threat class (extreme, very high, high, moderate, and non-fuel), b) number of acres that burn annually, and c) acres burned by severity.

Policies and actions in the Draft *RTP/General Plan Update*, as outlined in the section below, will support and strengthen existing programs and laws and regulations, but will not reduce to less than significant levels the substantial and widespread threat of loss, injury or death involving wildland fires; the potential will remain for **potentially significant and adverse impacts** pertaining to wildlife fire hazards.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL WILDLAND FIRE IMPACTS**

Please refer to Table 4.6-13 in EIR Appendix D.

IMPACT 4.6(f): Would implementation of the proposed RTP/General Plan Update expose people or structures to significant risk involving avalanche, landslides, destructive storms or winds, rockfall or volcanic activity?

POTENTIALLY SIGNIFICANT IMPACT. Mono County is subject to a wide range of significant hazards including avalanches, dam failures, flooding (discussed in EIR §4.8, Hydrology), landslides, seismic hazards (discussed in EIR §4.5, Geology), severe winds and severe winter storms, volcanic hazards, radon exposure, and wildfires (discussed above in Impact 4.6.5). While risks are widespread, some areas of the county are at higher risk of exposure than other areas. The County has reviewed GIS data and land use designations to determine where parcels may be affected by hazards, and local hazard concerns have been identified by community planning advisory committees; these findings and concerns are summarized in Table 4.6-12 below.

TABLE 4.6-12: Vulnerability of Mono County Communities to Hazards		
AREA	HAZARDS	COMMUNITY CONCERNS
Antelope Valley	Flood (extensive impact), wildfires (extensive impact), seismic (strong shaking and parcels in Alquist-Priolo Fault Hazard zones)	<ul style="list-style-type: none"> • There is limited radio service in Antelope Valley. In an emergency, residents would be unable to hear warnings sent over the radio.

		<ul style="list-style-type: none"> • Antelope Valley is at the end of the power line and suffers power outages up to 20-30 times a year. • Residents are worried about their proximity to the marine base and its associated hazards. • The east side of Walker (north of the clinic) is prone to flooding and needs to be maintained. • Mill Creek and Mill Cyn cross under US 395 & are subject to flooding. In the event of a flood, these are 2 places where US 395 may be washed away. • Rock Creek at Birch has a similar hi risk of flooding.
Swauger	Avalanche	None identified
Bridgeport Valley	Avalanche (Twin Lakes), dam inundation (minor), flood (extensive), wildfires (extensive), seismic (strong shaking and parcels in Alquist-Priolo Fault Hazard zones), volcanic (ash fall)	None identified
Mono Basin	Avalanche, dam inundation, flood (minor), wildfires (extensive), seismic (strong shaking & parcels in Alquist-Priolo Fault Hazard zones), volcanic (ash fall and pyroclastic flows from the Mono-Inyo Craters)	Some areas in Mono Basin need brush clearing in order to fully function as overflow channels in the case of flooding.
June Lake	Avalanche, dam inundation, flood (minor), wildfires (extensive), seismic (strong shaking & parcels in Alquist-Priolo Fault Hazard zones), volcanic (ash fall and pyroclastic flows from the Mono-Inyo Craters)	There is a single point of entry into the Peterson Tract of June Lake.
Long Valley	Avalanche, dam inundation, flood (minor), wildfires (extensive), seismic (strong shaking & parcels in Alquist-Priolo Fault Hazard zones), volcanic (ash fall/pyroclastic flows from the Mono-Inyo Craters and the South Moat Area)	Because of its location, there is no radio service at either Tom's Place or Sunny Slopes. In the event of an emergency, residents would be unable to hear warnings sent out over the radio.
Wheeler Crest	Avalanche, dam inundation (Owens Gorge), wildfires (extensive), seismic (strong shaking and parcels in Alquist-Priolo Fault Hazard zones), volcanic (ash fall)	<ul style="list-style-type: none"> • Only one point of entry in & out of community. • Rock Ck Dam is located in Inyo Co., but structures that would be affected if it broke are located in Mono Co. (Tom's Place, Swall Meadows). Neither county has prepared for such an event because they both assume it is the other's responsibility.
Tri-Valley	Flood (extensive), wildfires (extensive), seismic (strong shaking and parcels in Alquist-Priolo Fault Hazard zones)	None identified
Benton	None identified	<ul style="list-style-type: none"> • Flood ditches in Benton are overgrown with willows & other vegetation. In flood events, the ditches will not be able to effectively channeled flows out. Whose job is it to maintain the flood ditches? • The lack of cell phone reception is a potential hazard. In emergencies, residents must have a reliable way to call for help; good cell phone connection can mean the difference between life and death.
Chalfant	None identified	The water tank in White Mountain Estates is located in close proximity to an earthquake fault. It cracked during the 1980 earthquakes and the community is worried about what will occur in the event of a future earthquake.
Mammoth Vicinity	Avalanche, flood (extensive impact in limited area), wildfires (extensive), seismic (strong shaking & parcels in Alquist-Priolo Fault Hazard zones mainly at perimeter of developed area),	None identified

	volcanic (pyroclastic flows & ash fall from Mono-Inyo Craters, South Moat)	
Hot Creek	A potential for sudden increases in water temperature and volume of discharge of the hot springs has been identified as a severe threat to bathers.	None identified

As detailed in the baseline overview and in Table 4.6-12, the future probability of catastrophic events as well as the type of risk exposure varies by community. However, there are essentially no communities or areas in Mono County that are free of significant risks from avalanche, landslides and rockfall, volcanic hazards, radon exposure, severe blowing dust, winter storms and/or destructive winds. Policies, programs and actions set forth in the Draft *RTP/General Plan Update*, as outlined below, will support and strengthen efforts to minimize the public safety and property risks associated with these wide ranging natural hazards, but not to less than significant levels; **potentially significant, adverse** risks will remain with respect to avalanche, landslides, destructive storms or winds, rockfall, gas releases and volcanic activity.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL WILDLAND FIRE IMPACTS

Please refer to Table 4.6-13 in EIR Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.7

CULTURAL RESOURCES

4.7.1 INTRODUCTION AND SUMMARY

Cultural resources encompass archaeological, paleontological and historical resources, including but not necessarily limited to buildings, structures, objects, districts, and sites. This section provides a brief overview of the cultural history of Mono County, outlines the regulatory framework as it applies to cultural resources, identifies results of cultural resource investigations in Mono County, and analyzes potential impacts on those resources associated with the proposed RTP/General Plan Update.

To facilitate understanding of the impact analysis and recommended policy mitigations, this section provides an overview of existing cultural resources in Mono County. A more detailed discussion of baseline conditions is provided in the Mono County MEA (Chapter X, Cultural Resources), which has been updated in concert with the current RTP/General Plan EIR and which served as a primary source of information for this section along with other sources as cited in the text. The MEA can be accessed at <http://www.monocounty.ca.gov/>. No NOP comments were received that addressed issues pertaining to cultural resources, and none of the Mono County tribes responded to the County’s written invitation to engage in a tribal consultation process for this project. Key findings of the §4.7 impact analysis are summarized in the table below.

SUMMARY OF IMPACTS & MITIGATIONS FOR CULTURAL RESOURCES	
<u>IMPACT LU 4.7(a):</u>	<u>IMPACTS TO PREHISTORIC OR HISTORICAL RESOURCES</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.7-2 in Appendix D
Residual Significance:	Potentially Significant Impact
<u>IMPACT LU 4.6(b):</u>	<u>IMPACTS TO PALEONTOLOGICAL RESOURCES</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.7-2 in Appendix D
Residual Significance:	Potentially Significant Impact
<u>IMPACT LU 4.6(c):</u>	<u>IMPACTS TO SACRED LANDS</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.7-2 in Appendix D
Residual Significance:	Potentially Significant Impact

4.7.2 KEY TERMS USED IN THIS SECTION

Archaeology. The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and monuments.

Points of Historical Interest. California Points of Historical Interest are sites, buildings, features, or events that are of local significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. No historical resource may be designated as both a Landmark and a Point. If a Point is subsequently granted status as a Landmark, the Point designation will be retired. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type within the local geographic region (city or county);

- Associated with an individual or group having a profound influence on the history of the local area; and
- A prototype or outstanding example of a period, style, architectural movement or construction, or one of the more notable works or best surviving work in the local region of a pioneer architect, designer or master builder.

Designated points of interest enjoy limited protection, primarily in the form of CEQA review where the property is threatened. The local jurisdiction may establish a property tax reduction program (the Mills Act) for these properties.

Paleontology. The science of the forms of life existing in former geologic periods, as represented by their fossils.

Sacred Lands. A place in the landscape that is especially revered by a people, culture or cultural group as a focus for spiritual belief and practice and likely religious observance.¹

4.7.3 OVERVIEW OF BASELINE CONDITIONS

4.7.3.1 Prehistory and History of the Mono Region

Prehistory. The Mono County MEA (Ch. X, Cultural Resources) provides a broad overview of Mono County prehistory and history, as briefly summarized herein. Eastern California and western Nevada have been occupied for at least the past 10,000 years, most recently by the Owens Valley Paiute, Northern Paiute, Miwok, and Washoe tribes. Their descendants still live in the Great Basin and on the western slope of the Sierra Nevada. By the mid-19th century, the Eastern Sierra was inhabited by at least three distinct Paiute groups: Owens Valley Paiute; Kuzedika Paiute (Northern Paiute living in Mono Basin); and Walker Lake Paiute (Northern Paiute). Smaller groups may also have resided in Long Valley and Bridgeport Valley. As recently as 300-1,000 years ago, Eastern Sierra Paiute groups likely emigrated westward across the crest of the Sierra. The Paiute population in Owens Valley before 1860 was estimated at 1,000-2,000; adjacent Paiute populations were much smaller. The Owens Valley Paiute developed a village-oriented cultural system, living in independent districts made up of a single large village, or a group of smaller allied villages. Each district represented formal, communal organizations, with rights to seed-gathering, hunting and fishing in their territories. Paiute groups to the north, east and south were organized around the nuclear family. Each "kin clique" was isolated for much of the year and determined its own schedule of activities and movements to deal with widely dispersed and seasonally limited resources. During winter, individual kin cliques gathered in multifamily villages where communal events allowed members to engage in a wide range of social, political and economic transactions.

Abundant evidence exists of significant trans-Sierra trade and commerce between Owens Valley Paiute and western Sierra Mono, and between Kuzedika Paiute and Sierra Miwok in Yosemite Valley. A long prehistory of obsidian procurement and export in the Eastern Sierra is well documented by specialized trade-oriented tool production at local quarries and stone-working camps, and by the presence of obsidian from local sources. Other trade items included foods, paints, baskets, beads, and animal-skin blankets. Traditional Paiute subsistence activities focused on the seasonal distribution of plants and animals used for food and raw materials. During spring, roots and greens were gathered from riparian areas. By late spring and early summer, a wide variety of food plants was ready for harvest, including seeds from rushes, chia and rice grass, and a wide variety of berries and fruits. Throughout spring and summer, small game and fish augmented the Paiute diet.

During summer a major effort was made to secure winter food supplies. Seeds were collected from several species of grass, and short-term camps were established during July to gather Pandora moth larvae from the Jeffrey pine forest south of Mono Lake. During middle and late summer, brine-fly larvae were gathered in large quantities on the shores of Mono and Owens lakes, and pronghorn drives were sometimes conducted in the lowlands. Fall activities focused on the gathering of pinyon pine nuts and the harvest of irrigated crops of yellow nut-grass tubers in the Owens Valley. Communal jackrabbit drives were also held in the fall; major game, such as deer and mountain sheep, was hunted most of the year. Food stores gathered during summer and fall supplied most of the food in winter, a season in which there was much socializing, planning, and craftwork.

¹ Definition obtained from *Sacred Lands* at <http://www.sacredland.org/home/resources/tools-for-action/protection-strategies-for-sacred-sites/what-is-a-sacred-site/>

Artifacts, structural remains and refuse have been found at prehistoric archaeological locations, including a variety of flaked stone tools (projectile points, bifaces, blanks, cores, drills, and casual flake tools), ground stone tools (milling slabs, hand stones, mortars and pestles) and from some prehistoric sites, pottery shards and fragments of ceramic vessels used for cooking and storage (traditionally referred to as Owens Valley Brown Ware). Prehistoric structural remains in the region include rock rings, hearths, hunting blinds, stone and brush game-drive corrals and drift fences, and non-rock-lined house depressions and storage pits. Numerous pictographs and petroglyphs have also been found in the region. In the last century, the Paiute people were displaced and their irrigation systems were used by others. Congress in 1937 approved a land exchange between LADWP, the Paiutes and the Department of the Interior from which the Owens Valley tribes were awarded only 1,500 acres (without water rights). The tribes formed the Owens Valley Indian Water Commission and continue to play an integral role in the ongoing Owens River water rights litigation process.

History. Three phases characterize recent history: 1) an initial period of exploration and settlement largely in response to mining activities; 2) a subsequent period of expanding physical and economic ties to distant population centers via improved roadways, the LADWP aqueduct, and hydroelectric power generation and transmission; and 3) a more-recent period of recreational land uses defining the region's tourism-based economy. The first documented exploration of the area was Lieutenant Tredwell Moore's punitive expedition against Chief Tenaya and a band of Yosemite Miwok in 1852. Moore pursued the tribe through Yosemite, over Mono Pass and down Bloody Canyon to Mono Basin, where he failed to find Chief Tenaya, but did find gold. Back in Mariposa, Moore displayed the gold to prospectors, stimulating Leroy Vining and some companions to cross the Sierra and begin mining in Mono Basin. In 1857, the discovery of gold at the Dogtown Placers generated considerable excitement in the western Sierra foothills, where placer profits had been declining steadily. The next discovery of gold was at Monoville in 1859, which led to intensive exploitation of minerals, soils, timber and rangeland in Mono Basin that lasted nearly to the end of the century. By 1861, the population of miners in the region had grown large enough that the new county of Mono was established.

Mining was generally confined to the hills and mountains of the county, while farming and ranching settlements were established in the basins near water supplies. Miners tended to be fairly mobile, moving from one boom site to another, in contrast to the permanent residents of valley towns. Bridgeport, Antelope Valley, Benton, and Mono Basin all had early settlements that served as supply centers for the mining camps. Although mining was relatively widespread, the most successful area was Bodie, where the combined gold and silver production was valued at \$34 million. The town's location in a high and barren valley created a constant demand for supplies and lumber from surrounding areas; Bodie thus became a catalyst for development (stimulating growth in mining, lumbering and agriculture) and was itself noted for technological developments in mining and hydroelectric power, its rich ethnic mix, the role of labor unions in its history, and the violence epitomized by the legend of the "Bad Man from Bodie."

During the early part of the 20th century, livestock eclipsed mining as the leading industry in the county. Large herds of dairy cattle and sheep were driven from the lower valleys to summer pasturage in the high-country basins. Tourism took hold in Mammoth Lakes, June Lake, and Mono Lake during the 1920s as summer camping gained in popularity and with completion of El Camino Sierra (now US 395) linking Southern California to Lake Tahoe. During this period, USFS implemented a policy of open-ended leases for private cabins to promote forest use, and by 1905, portions of the county had been established as National Forest Reserves, with limits on the use of resources in those areas.

LADWP came to Mono County seeking additional water sources during the early years of the 20th century. By the 1930s, Los Angeles had succeeded in purchasing land and water rights along the five principal tributaries of Mono Lake (Walker, Parker, Rush, Lee Vining, and Mill creeks) and littoral rights along the shore of Mono Lake. LADWP began to divert water from Mono Basin in 1941, which contributed to the end of ranching and farming in the central and southern portions of Mono County and also affected some historical recreational events and tourism. To compensate for some of those changes, LADWP actively promoted the recreational attractions of the Eastern Sierra (particularly fishing and camping). In recent decades, recreation and tourism gained importance in the local economy. Downhill skiing has become a backbone of tourism, and Mammoth Mountain Ski Area (which begun with one rope tow in 1938) is now the largest single employer in the county.

Little physical evidence remains of the county's history. Many of the early mining and ranching buildings were torn down long ago or collapsed due to extreme weather in the area. However, significant remains from the early mining and

ranching activities continue to exist today at Bodie, Dogtown, Bennettville, Monoville, Lundy, Mammoth, Mill City, Masonic, and Mono Mills; of these, Bodie is considered the best-preserved authentic ghost town in the West. Historic structures are also scattered throughout the county. The greatest concentration of occupied historic structures is in the town of Bridgeport; no comprehensive countywide survey has yet been conducted.

4-7-3.2 Overview of Prehistory and History in Mono County Communities²

The Integrated Regional Water Management Plan (IRWMP) provides a broad overview of Mono County history and prehistory, noting that the early history here had a much greater influence on the region than more-recent events. A majority of the major land allocations (to the federal land management agencies, LADWP and a few large ranch holdings) occurred well before World War II, leaving comparative limited acreage available for past or foreseeable future development and population growth.

Benton Hot Springs Valley. Benton is one of the oldest existing towns in Mono County. Benton was first inhabited by Native Americans who came to make use of the hot springs. As the towns of Bodie and Aurora grew, Benton became a resupply point for travelers on the way south in 1952. Silver was discovered in the hills near Benton in 1862, and the population grew quickly. Unlike other mining towns, Benton was able to provide enough for the town to thrive and flourish for about 50 years. Most of the mining activity took place between 1862 and 1890. The Carson and Colorado Railroad reached the region in 1993, and made a stop at Benton Station, just four miles away.

Walker River Basin. The prehistory of the region dates to Native Americans of the Paiute and Washoe tribes that for several hundred years lived along rivers and lakes in the Walker River basin, with smaller temporary warm-weather camps at higher elevations. The Miwok from west central California also used the Sonora Pass area and crossed over Tioga Pass. Trappers apparently crossed the lower Walker River basin in 1827 and 1833, and the first Euro-Americans to visit the West Walker River basin came through Antelope Valley in 1841. The mining boom of the late 1860s and early 1870s drew many travelers through the West and East Walker River watersheds

Antelope and Bridgeport Valleys & Sonora Pass. In October 1841, the first overland emigrants to California came through Antelope Valley and crossed the Sierra Nevada north of Sonora Pass. Antelope Valley was settled in the late 1850s and began to produce hay for Carson City and Virginia City (Mono County Resource Conservation District, 1990). Irrigation ditches were soon constructed to expand the land under cultivation. In addition to hay fields and pastures, farmers in the valley grew beans, melons, corn, tomatoes, and berries and started orchards that produced apples, peaches, and plums. Travelers drawn by the mining booms created heavy demand for agricultural products from the rapidly growing farms of the Antelope and Bridgeport valleys, and a sawmill was established in Buckeye Canyon to supply lumber for Bodie. Upland sheep herding expanded in response to demands from the mining towns, and continued in large numbers into the early 1900s. The Marine Corps Mountain Warfare Training Center at Pickel Meadow was established in 1951.

Mono Basin. North Mono Basin is ancestral home of the Mono Lake Paiute Indians ('Kudezika Paiute') and has been occupied continuously for 10,000 years. Logging by Euro-Americans in the 1860s deprived the Kudezika Paiute of many tree-based food sources (pinyon pine nuts and caterpillars); sheep grazing damaged the food sources from meadows, and hunting reduced sources of meat. LeRoy Vining began prospecting in the Mono Basin in 1852 or 1853, which eventually led to towns in Lundy Canyon, upper Lee Vining Creek, and Rattlesnake Gulch. Farms and ranches in the basin supplied food to the gold-mining communities, and irrigation ditches were developed to bring water from creeks to pastures and farm fields. LeRoy Vining operated a sawmill in Lee Vining canyon in the 1860s. Construction of the Mono Craters Tunnel and stream diversion works began in 1934, Grant Lake dam was enlarged in 1940, and water export from the Mono Basin began in 1941. Export capacity was increased in 1970 with completion of a second Owens Valley aqueduct to L.A.. Several lawsuits regarding Mono Lake and tributary streams were settled in the 1980s, resulting in minimum flows for Rush and Lee Vining creeks. In 1994, the SWRCB issued decision D-1631, amending LADWP's water diversion licenses. In 1970, Los Angeles completed its second aqueduct, supplied by ground and surface water exports from Owens Valley, and increased surface water diversions from the Mono Basin.

² Inyo-Mono Regional Water Management Group, DWR, CalTrout, *Integrated Regional Water Management Plan*, October 22, 2014.

Upper and Lower Owens River. It is thought that the upper Owens River watershed was probably mostly occupied during summer months by the Paiute people, and there is some evidence for year-round occupancy of Long Valley in the 1800s, and people from adjoining areas lived at the higher elevations during the summer. The earliest exploration of the upper Owens River watershed by Euro-Americans is uncertain. After water from the Mono Basin began to flow through the tunnel in 1941, the upper Owens River served as a canal with extra flows averaging 50,000-100,000 acre-feet per year for the next 50 years. The Pleasant Valley Dam was constructed in 1957. Los Angeles completed its second aqueduct in 1970, supplied by increased ground- and surface water exports from Owens Valley and increased surface water diversions from Mono Basin.

Glass Mountains and Obsidian Dome. These areas provided high-quality obsidian for projectile points and tools; though volcanic ash falls as recently as 660 and 1,210 years ago may have limited Native American use of the area for periods of time.

Mammoth Vicinity. A group of prospectors continuing the search for the "Lost Cement Mine" in 1877 found a rich gold-silver vein just east of Lake Mary; they called it the "Mammoth Vein" and organized the Lake mining district. Miners rushed to the area as word spread quickly, and camps were built nearby including Mammoth City, Pine City, Mill City, and Mineral Park. The combined population in 1879 was thought to exceed 1,500. A dam was constructed at Twin Lakes to supply hydro-mechanical power. The mining boom led to construction of a wagon road from Benton, a toll road up the Sherwin Grade from Bishop, and a toll trail from Oakhurst to supply beef cattle (DeDecker, 1966).

Topaz Lake. Cattle baron Thomas B. Rickey consolidated many Antelope Valley farms and ranches in the 1880s; by the turn of the century, ranchers in Smith and Mason valleys believed that Rickey's operations infringed on their water rights and in 1899, work began on Topaz Reservoir. The reservoir was later completed by downstream water interests that formed the Walker River Irrigation District in 1919. Water storage began in 1921, and by May 1924, about 30,000 acre feet (AF) of water were stored in Topaz Reservoir. The capacity of Topaz Reservoir was increased to about 60,000 acre-feet in 1937.

Tourism and Water Development. By the early 1900s, the eastern Sierra Nevada became a destination for summer recreation though it was not until 1931 that a paved road was completed along the eastern Sierra Nevada (near the present route of US 395). Large-scale development of the Owens River water began in 1903 when the U.S. Reclamation Service began a study of water resources in the Eastern Sierra, and establishment of the Inyo National Forest was apparently linked to watershed protection in the face of potential water development. In the early 1900s, the City of Los Angeles began acquiring land and water rights in Owens Valley and initial engineering for an aqueduct and storage system. Construction began in 1908, and water was flowing through the completed aqueduct in 1913. During a drought in the 1920s & early 1930s, Los Angeles completed roughly 170 new wells in Owens Valley to supplement water exports with groundwater from the underlying aquifers.

Long Valley and Lake Crowley. In 1932, the LADWP purchased Fred Eaton's ranch in Long Valley & began work on Long Valley dam at Lake Crowley. In the following years, LADWP purchased other Long Valley lands to secure water rights of the tributaries to the Owens River.

4.7.3.3 History and Culture along the US 395 Corridor³

As part of an overall plan of aesthetic enhancements for the Eastern Sierra corridor, the report authors undertook a review of historic events and characters that have shaped the corridor. Their findings point to numerous historical and cultural influences that include Native Americans, miners, ranchers, trappers, and the military, forestry interests, federal land managers, and local governments ranging from Mono, Inyo and Kern counties to the City of Los Angeles. US 395 (and parts of SR 14) follow routes formerly used as American Indian trading routes; both highways later provided passage for prospectors along the eastern foot of the Sierra Nevada during gold rush and Comstock Lode, and early

³ Mono Co. LTC, Inyo Co. LTC, Kern Council of Governments, Caltrans, *Eastern Sierra Corridor Enhancement Program US 395 & SR 14 Corridors in Kern, Inyo, & Mono Counties*, Feb. 2010. Prepared by Design Workshop, LSC Transportation Consultants, Sierra Business Council, Dynamic Competence, CURES.

stagecoach roads were built along the alignment to haul gold from the Cerro Gordo mines. These activities prompted ranchers and farmers to settle in the area and provide goods to the travelers. Aspects of this history are evident today including ranching and agriculture (both of which are prominent uses in Bridgeport and Antelope Valleys), as well as mining (mainly north and south of Mono County), and Native American history (five reservations or colonies are located along US 395, including tribes around Lone Pine, Independence, Big Pine, Bishop, and Bridgeport; the Utu Utu Gwaitu Paiute Tribe is in the Benton area off the corridor). The Los Angeles aqueduct generally follows the alignment of Bullion Road, a route once used to transport gold bullion to Los Angeles from Inyo County mines. Rail lines constructed in the 1880s brought economic development to much of the Eastern Sierra, and remained active into the early 1900s when Southern Pacific Railroad was still promoting the area's scenic value and offering special side trips to the region (most of the rail route is now abandoned or removed).

4.7.3.4 Public Lands Management History

A majority of land in Mono County is publicly owned and under federal management, subject to federal laws and policies concerning cultural resource management. Although USFS and BLM are required to coordinate their management plans with the planning processes of state and local governments and other federal agencies, final authority rests with the agency that manages the land. Profiled below are the federal agencies that manage lands in Mono County and a brief overview of their cultural records and resource programs.

Inyo National Forest (Inyo NF).⁴ The 2010 Mono County MEA referenced a statement in the 1988 Inyo NF *Land and Resource Management Plan* estimating that the forest included more than 35,000 prehistoric and historic cultural properties. More recently, the Draft Inyo NF Assessment (leading to an updated 'Forest Plan') indicates that Inyo NF manages 5,501 known cultural resource sites of which 2,099 have not yet been identified and classified. The 5,501 sites include 2,454 prehistoric sites, and 793 historic resource sites; a number of historic mining districts have been tentatively identified, but not formally recorded or nominated for listing in the National Register of Historic Places (NRHP). There are 155 multi-component resource sites that include materials and features from both the Native American and the historic period. The Inyo NF has not been fully surveyed for cultural resources; many resources are located in remote locations, and many of the early surveys used standards and methods no longer considered adequate. The USFS estimates that 10,000 to 15,000 cultural resource sites may exist on the Inyo NF when fully known. Disturbance of cultural resources is a concern in the INF; roughly 40% of known sites have been noted as disturbed while fewer than 10% have no documented disturbance; condition of the remaining sites is not known. The Draft Plan identified five primary agents of concern including recreation, livestock grazing, looting and vandalism, forest-permitted projects, and natural erosion.

Bureau of Land Management (BLM). BLM properties in Mono County are divided into three planning units: Coleville, Bodie and Benton. The density of cultural resource sites varies from 3.9 sites/sq. mi. in the rugged Coleville Unit to 32.4 sites in the pinyon woodlands of the Benton Unit. Approximately 10,000 sites are scattered over the half-million acres managed by BLM, including lithic scatters, milling sites, quarries, petroglyphs, hunting blinds, temporary camps, rock rings, caves, and historic sites.

Los Angeles Department of Water and Power (LADWP). LADWP owns over 60,000 acres in Mono County. While most of this land is used for cattle grazing and resource protection, the extensive and historic infrastructure projects date back more than 100 years and are themselves an important component of Mono County history.

California Department of Transportation (Caltrans). Caltrans owns the right of way for the major highways in Mono County and is committed to cultural resource protection. Due to the nature of road-building construction projects, Caltrans has excavated many sites and maintains archaeologists on staff.

4.7.3.5 Mono County Paleontology

⁴ Draft Inyo NF Assessment, 2014, obtained from USFS website <http://www.fs.usda.gov/main/inyo/landmanagement/planning>

Limited information is available about the paleontology of the Mono County region. However, an undated UCLA study found that the regional relationship among Mesozoic rocks in the White Mountains of central California/western Nevada suggest that a marine environment existed prior to and during the initiation of volcanic activity in the Early to Middle Triassic era.⁵ This finding is supported by a USGS study⁶ that concluded (based on drill cores and cuttings in the Long Valley Caldera) that “*paleontologic and isotopic data indicate that the change in secondary minerals with increasing depth is due to the older strata being deposited in a more saline environment.*” Similarly, a study conducted by Caltrans in the area of Mono Lake⁷ concluded that although the Caltrans project site had no paleontologic sensitivity, geologic maps and literature indicate that numerous vertebrate fossils have been found in Trench Canyon. A 2009 study by USGS and the Smithsonian Institution found fossil evidence of a small clam (the Mactrid bivalve) that requires an estuarine-like salinity regime for successful reproduction and recruitment, as well as fossil evidence of avian-assisted colonization of the Mono Basin.⁸ A Phase I Cultural and Paleontological Resources Assessment for Eagle Lodge in the Town of Mammoth Lakes found no evidence of paleontological resources on or within one mile of that site.⁹

4.7.3.6 Mono County Sacred Lands

Executive Order 13007 defines an Indian sacred site as “*any specific, discrete, narrowly delineated location on federal land that is identified by an Indian tribe, or Indian individual determined to be an appropriately authoritative representative of an Indian religion, as sacred by virtue of its established religious significance to, or ceremonial use by, an Indian religion; provided that the tribe or appropriately authoritative representative of an Indian religion has informed the agency of the existence of such a site.*” The USFS *National Forest Assessment* indicates that Inyo National Forest has identified one sacred site (referred to therein as a ‘traditional cultural property’), and also indicates that traditional gathering areas consist of locations where certain resources (including fuel, food items, medicinal plants, building materials and raw materials for arts and crafts) are gathered. The *Assessment* states that examples of important items gathered on the Inyo National Forest lands include pine nuts, firewood, plant materials for basketry and other traditional crafts, and Pandora moth larva in Jeffrey pine stands.

Several Inyo NF practices have been found to have potential to impact tribal resources. In particular, watershed management policies have the potential to impact water sources, trees, shrubs, grasses, food, and traditional subsistence practices among the indigenous population, and springs, streams, and lakes are cited as frequently associated with important Paiute and Shoshone legends and sacred areas. Forest activities can affect tribal access to areas considered important for gathering pine nuts, and sacred and ceremonial areas. Vegetation management can impact the gathering of firewood. New roads and trails can promote public use of areas with tribal value while the decommissioning of roads may limit tribal access to traditionally important tribal areas. Scenery management can protect areas with cultural and historic landscapes, but may alter or degrade the scenic integrity of cultural or historic landscapes or traditional cultural properties. Recreational activities in particular (range, timber, water, wildlife and fish) often occur on Native American sacred sites and traditional places, and increased user visits can adversely affect the location as well as the religious, ceremonial or cultural activity of the tribes.

The *Forest Assessment* notes that tribal communities carefully guard information concerning sacred sites, and even within tribes, such information is often provided to only a few members, and almost never to outsiders. Mono County has encountered a similar reluctance among county tribes to share information about sacred sites. The Native American

⁵Hanson, R. Brooks, *Stratigraphic and Paleographic Significance of Mesozoic Metasedimentary Rocks, Northern White Mountains, California*. Department of Earth and Space Sciences, UCLA. Undated.

⁶Fournier, R.B., *Lithology, mineralogy, and paleontology of Quaternary lake deposits in Long Valley Caldera, California*. USGS Open-File Report 89-413. USGS website: <http://pubs.er.usgs.gov/publication/ofr89413>

⁷Caltrans, *Lee Vining Rockfall Safety Project Update*, March 16, 2015. Caltrans website: http://www.dot.ca.gov/dist9/projects/leeviningrockfall/documents/paleontological_id_report.pdf

⁸Herschler, R. and Jayko, A., *A Mactrid Bivalve from Pleistocene Deposits of Lake Russell, Mono Basin*, study conducted for the Smithsonian Institution & USGS, 2009. Smithsonian website: https://repository.si.edu/bitstream/handle/10088/8432/jiz_HershlerJayko2009.pdf?sequence=1&isAllowed=y

⁹Town of Mammoth Lakes, *Phase I Cultural and Paleontological Resources Assessment for the Proposed Eagle Lodge Base Area Development*, prepared by PCR Services Corp., April 2006. Mammoth Lakes website: <http://www.ci.mammoth-lakes.ca.us/DocumentCenter/Home/View/263>.

Heritage Commission (NAHC) has stated¹⁰ that items in the NAHC Sacred Lands Inventory are confidential, and exempt from the Public Records Act (CGC §6254(r)). NAHC recommended that early consultation with Native American tribes in the project area is the best way to avoid unanticipated discoveries of cultural resources, burial sites and historic sites with religious and cultural significance.

Consistent with NAHC recommendations as well as the requirements of State planning law and Senate Bill 18 (which requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan or designating land as open space), Mono County contacted the NAHC to obtain a list of California Native American Tribes in the project areas. Upon receipt of the NAHC response, the county sent correspondence during March 2015 to 10 tribes inviting their participation in the RTP/General Plan update process (please see Appendix C). The response period ended on June 24, 2015; no responses were received by that date (or by the time of the Draft EIR publication).

4.7.4 REGULATORY SETTING¹¹

4.7.4.1 Federal Regulations

The National Environmental Policy Act. NEPA states explicitly that it is a national policy to "preserve important historic, cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity and variety of individual choice." NEPA requires that any major federal actions significantly affecting the quality of the human environment be preceded by a detailed analysis of the impacts of the proposed action with the findings reported in an Environmental Impact Statement (EIS).

National Historic Preservation Act (NHPA). §106 of the National Historic Preservation Act (NHPA) of 1966 requires federal agencies to consider the effects of proposed funding or permit actions on properties that may be eligible for or listed on the National Register of Historic Places (NRHP), and to allow the Advisory Council on Historic Preservation a reasonable opportunity to comment on effects to listed or eligible properties. To determine if an undertaking could affect NRHP-listed or eligible properties, all cultural sites that could be affected must be inventoried and evaluated for eligibility to the NRHP. Properties that qualify for listing must meet at least one of four criteria: 1) association with an event that has made a significant contribution to broad patterns of history; 2) association with significant persons in our past; 3) characteristic of a distinctive type, period or method of construction, or reflecting the work of a master, or containing high artistic value; and/or 4) offering information important to history or prehistory.

Native American Graves Protection and Repatriation Act of 1990 (NAGPRA). NAGPRA provides a process for museums and federal agencies to return certain Native American cultural items (such as human remains, funerary objects, and sacred objects) to descendants and culturally affiliated Indian tribes and Native Hawaiian organizations. NAGPRA includes provisions for unclaimed and culturally unidentifiable items and for inadvertent discovery of Native American cultural items on federal and tribal lands, and sets penalties for noncompliance and illegal trafficking. NAGPRA also provides federal grants to Indian tribes, Native Hawaiian organizations, and museums to assist with the documentation and repatriation of Native American cultural items, and establishes a committee to monitor the NAGPRA process and facilitate dispute resolution.

American Indian Religious Freedom Act of 1978 (AIRFA). AIRFA was created to protect and preserve the traditional religious rights and cultural practices of American Indians, Eskimos, Aleuts and Native Hawaiians, including access to sacred sites, repatriation of sacred objects held in museums, freedom to worship through ceremonial and traditional rites (including within prisons), and use and possession of objects considered sacred. The act required policies of all governmental agencies to eliminate interference with the free exercise of Native religion, based on the First Amendment, and to accommodate access to and use of religious sites to the extent that the use is practicable and is not inconsistent with an agency's essential functions. It also acknowledged the prior violation of that right.

¹⁰GBUAPCD, Draft EIR/Draft EIS for Casa Diablo IV Geothermal Development Project, November 21, 2012. BLM website: http://www.blm.gov/style/medialib/blm/ca/pdf/bishop/casa_diablo_40.Par.4399.File.dat/cd4_final_eir_volume_2_appendices_g-h.pdf.

¹¹ The reader is also referred to the interrelated regulations outlined in EIR §4.3, Air Quality and Greenhouse Gas Emissions.

The Archaeological Resources Protection Act of 1979 (ARPA). The intent of ARPA is to ensure the preservation and protection of archaeological resources on public and tribal lands. ARPA places primary emphasis on a federal permitting process that controls the disturbance and investigation of archaeological sites on these lands. ARPA also mandates consultation with local tribes prior to the initiation of research on tribal lands or involving Native American archaeological resources.

Antiquities Act of 1906. The Antiquities Act was the first piece of federal legislation designed to protect cultural resources. The act allowed the president or Congress to create national monuments from any federally owned land and therefore restrict uses such as mining and grazing. The act also established punishments for those caught looting cultural resources within national monuments. Finally, the act restricted who could conduct research on the properties, helping to define the profession of modern archaeology.

Historic Sites Act of 1935. This act better organized federally owned properties and gave the federal government authority to carry out many historic preservation activities, including surveying and noting significant historic sites, a precursor to the National Historic Landmark Program.

4.7.4.2 State Regulations

CEQA and California Register of Historic Resources (CRHR). PRC §15064.5 defines “historical resources” as including: a) any resource that is listed in, or determined by the Historical Resources Commission to be eligible for listing in, the California Register of Historical Resources, b) any resource included in a local register of historical resources, c) any item that a lead agency has determined to be historically significant may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record; and d) any resource that meets the listing criteria for the California Register of Historical Resources (CRHS). The CRHS criteria include four elements: a) associated with events that have made a significant contribution to broad patterns of California’s history and cultural heritage; b) associated with the lives of persons important in our past; c) embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or d) has yielded, or may be likely to yield, information important in prehistory or history. In California, if an archeological site does not meet the definition of a CEQA-defined “historical resource,” but does meet the definition of a “unique archeological resource” per PRC §21083.2, it may still be treated as a significant resource if it meets certain additional criteria including information important to science, possessing a unique and special quality, and/or directly associated with an historic or prehistoric event. The guidelines also recommend that lead agencies make provisions for the accidental discovery of archaeological sites.

California Native American Historical, Cultural, and Sacred Sites Act. This act, which applies to both state and private lands, establishes procedures in the event human remains are discovered. Upon such discovery, the activity must cease and the County Coroner be notified. If the remains are of a Native American, the coroner notifies the NAHC, and NAHC then notifies those persons mostly likely to be descended from the Native American remains. The descendants may, with the permission of private landowners, inspect the site and make recommendations for treating or disposing of the remains and associated grave goods; the inspection must occur within 24 hours of NAHC notification. Additional provisions set guidelines for removal, or if the process fails in identifying remains, or if the landowner objects to the recommendations. The act directs NAHC to inventory Native American sacred places on public lands, and makes it a felony crime for anyone to knowingly or willfully possess or obtain any Native American artifacts or human remains from a Native American grave or cairn after January 1988.

Mills Act. The Mills Act is a state law allowing cities to enter into contracts with the owners of historic structures. Such contracts require a reduction of property taxes in exchange for the continued preservation of the property. Property taxes are recalculated using a formula in the Mills Act and Revenue and Taxation Code. If the act is authorized, a property must be listed on an official historic register and can then enter into a contract with local government that will calculate property taxes based upon income potential rather than assessed market value. The California Historic Building Code may be applied to qualifying structures. The program is intended for occupied homes and businesses but could be modified for unoccupied structures as well.

Senate Bill 18 (SB 18). SB 18 states that prior to the adoption or amendment of a general plan or specific plan, or designation of open space land proposed on or after March 2005, the city or county must consult with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. PRC §5097.9 and 5097.995 define a Cultural Place as: (a) a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; (b) Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site. The intent of SB-18 is to establish early and productive consultation between tribal governments and local governments so that cultural places can be identified, preserved and protected through appropriate confidentiality of sensitive information about Cultural Place locations and uses. The SB 18 process begins with a letter from the local government to the Native American Heritage Commission (NAHC) requesting a list of tribal organizations with lands in the plan or plan amendment area, and indicating proposed changes in planning or open-space designation. Following initial contact by the local government, the tribes have up to 90 days to respond and request consultation on any cultural place(s) identified by the tribe. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early stage for the purpose of protecting or mitigating impacts to cultural places. SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans as well as specific plans.

Senate Bill 297. SB 297, passed in 1987, established procedures for protecting Native American burial grounds from inadvertent destruction, vandalism or other disturbances. The Native American Heritage Commission was created as part of this law, with responsibility for resolving disputes over the disposition of such remains. SB 297 is reflected in the CEQA significance thresholds that provided the basis for analyzing impacts to cultural resources (see §4.7.5).

The California Historical Resources Information System (CHRIS). CHRIS provides historical resources information to local, state and federal agencies, Native American tribes, the public, and individuals with responsibilities under CEA, NEPA and the NHPA. CHRIS comprises 10 separate Information Centers (ICs), the California Office of Historic Preservation (OHP), and the State Historical Resources Commission (SHRC). The OHP administers and coordinates the CHRIS and presents proposed CHRIS policies to the SHRC, which approves these policies in public meetings. The CHRIS data base includes the State Historic Resources Inventory maintained by OHP and numerous resource records and reports managed under contract by the 10 ICs. The University of California at Riverside is Mono County's IC. Known as the Eastern Information Center, this office integrates data for all known historic resources in the region, supplies information to agencies as needed and maintains a list of consultants qualified to work in the region.

4.7.4.2 Local Regulations

County Historic Preservation Legislation. Several counties have adopted local historic preservation ordinances establishing policies for preserving and protecting cultural resources. These ordinances establish a county Heritage Board, Historic Preservation Commission or Cultural Resources Commission, which researches and records county historical resources and make historic landmark designations. The board or commission also advises the County Board of Supervisors on the preservation and protection of cultural resources. Mono County General Plan policies call for developing such an ordinance and establishing a commission.

Community Organizations.

- The Mono County Library has a large collection of historic books, documents, and newspapers, and the Friends of the Library group collects oral histories of pioneers. The county historical societies work to increase public awareness of the county's history and to provide interpretive services to residents and visitors.
- The Bridgeport Historical Society operates the Bridgeport Museum, which includes a collection of prize-winning Paiute baskets. The society has over 200 active members, publishes an annual newsletter and is a co-sponsor of the annual Founder's Day event in Bridgeport.
- Southern Mono Historical Society operates the Mammoth Museum in an early-1900s log cabin adjacent to Mammoth Creek. The site and the cabin are owned by USFS. The society also worked with the Town of Mammoth Lakes' Tourism and Recreation Department and USFS to protect and preserve the 1920-30 era Mammoth Consolidated Mine, and to establish an interpretive program at the site.

- The Mono Basin Historical Society was organized to address cultural resources in central Mono County. The group has relocated the old Mono Lake Schoolhouse from LADWP land into Lee Vining to serve as the Mono Basin Historical Museum. The group is also performing a historic site survey that involves gathering photographic documentation of all the historic sites in Mono Basin.
- The Bodie Foundation is dedicated to the preservation, interpretation, and public enjoyment of Bodie State Historic Park and Mono Lake Tufa State National Reserve in Mono County, and Grover Hot Springs State Park in Alpine County. The foundation has a Cooperating Agreement with the California Department of Parks and Recreation to raise funds to help support interpretation and education (see <http://www.bodiefoundation.org/about-us>). The foundation also operates the Bodie Visitor Center and Museum, and opened the Grover Hot Springs Visitor Center in the spring of 2011.
- Historic Benton Hot Springs (HBHS) is a 501(C)3 Nonprofit Corporation whose mission is to preserve the natural and historical environment and promote the educational, scientific, and conservation values of Benton Hot Springs properties.

4.14.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offer the following three criteria for determining the significance of RTP/General Plan Update impacts to cultural resources. A project would have a potentially significant impact on cultural resources if it would:

- a) Cause a substantial adverse change in the significance of a prehistorical or historical resource as defined in §15064.5?
- b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- c) Disturb any human remains or sacred lands, including those interred outside of formal cemeteries?

4.14.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.14(a): Would implementation of the proposed RTP/General Plan Update cause a substantial adverse change in the significance of a prehistorical or historical resource as defined in § 15064.5?

POTENTIALLY SIGNIFICANT IMPACTS. Mono County contains a wide variety of cultural resources, including resources that are recognized at the federal, state, and local level. Three sites in Mono County are registered as California State Historic Landmarks:

- Site No. 341: Bodie (Bodie State Historic Park, SR 270). Gold was discovered here in 1859, and the town quickly grew to approximately 10,000 residents. Today Bodie is one of the West's best known "ghost towns." Bodie is also a California State Historic Park and a National Historic Landmark;
- Site No. 792: Dogtown (US 395, PM 69.7, 7 Miles S of Bridgeport). Site of the first major gold rush to the eastern slope of the Sierra Nevada, Dogtown derived its name from a popular miner's term for camps with huts or hovels. Today, all that remains are ruins lying close to the cliff bordering Dogtown Creek; and
- Site No. 995-1: Trail of the John C. Fremont 1844 Expedition (Big Bend-Mountain Gate Area, Humboldt-Toiyabe National Forest, Bridgeport). While exploring and mapping the western United States, Lt. John C. Fremont's expedition passed through northern Mono County in January 1844. They then passed over the Sierra and traveled to Sutter's Fort in the Sacramento Valley. After resting, they traveled south through the San Joaquin Valley and then east along the Old Spanish Trail to Utah.

Including Bodie, five properties in Mono County are listed on the National Register and an additional 21 Points of Historical Interest in Mono County have been designated by the State. Historic landmarks in Mono County are listed in Table 4.7-1.

TABLE 4.7-1: Points of Historical Interest in Mono County¹²

Name and Landmark Plaque Number	Plaque Number	National Register	State Landmark	Point of Interest	Date Listed	Location City (County)
Adaline Carson Stilts Grave Site (P18)	P18			✓	3/29/1967	Lee Vining (MNO)
Big Hot Springs	P19			✓	3/29/1967	Bridgeport (MNO)
Bodie	341		✓		8/8/1939	Bridgeport (Mono)
Bodie and Benton Railroad	P265			✓	8/28/1972	Lee Vining (MNO)
Bodie Toll House	P23			✓	3/29/1967	Bridgeport (MNO)
Buckeye Hot Springs	P24			✓	3/29/1967	Bridgeport (MNO)
Carson and Colorado (C&C) Railroad	P26			✓	3/29/1967	Benton (MNO)
Chalfant Petroglyph Site	N2111	✓			11/21/2000	Bishop (Mono)
Deadman Summit	P17			✓	3/29/1967	Bridgeport (MNO)
Dog Town	792		✓		7/3/1964	Bridgeport (Mono)
Dry Lakes Plateau	N2184	✓			11/21/2002	Bodie Hills (Mono)
Dynamo Pond and Power Stations	P32			✓	3/29/1967	Bridgeport (MNO)
Fales' Hot Springs	P21			✓	3/29/1967	Bridgeport (MNO)
Indian Petroglyphs	P31			✓	3/29/1967	Benton (MNO)
Lee Vining and Tioga Canyon	P22			✓	3/29/1967	Lee Vining (MNO)
Lundy-Lundy Lake-Lundy Canyon	P16			✓	3/29/1967	Lee Vining (MNO)
Mono Canals	P25			✓	3/29/1967	Lee Vining (MNO)
Mono County Courthouse	N275	✓			3/1/1974	Bridgeport (Mono)
Mono Lake and Mono Townsite	P20			✓	3/29/1967	Lee Vining (MNO)
Mono Mills and Adjacent Railroad	P14			✓	3/29/1967	Lee Vining (MNO)
Monoville and Mono Diggings	P27			✓	3/29/1967	Lee Vining (MNO)
Old Mammoth City	P15			✓	3/29/1967	Mammoth Lakes (MNO)
Piute Historical Excavations	P13			✓	3/29/1967	Mammoth Lakes (MNO)
Sherwin's Grade Toll Road	P28			✓	3/29/1967	Mammoth Lakes (MNO)
Town of Coleville	P30			✓	3/29/1967	Topaz (MNO)
Trail of John C. Fremont 1884 Expedition	995		✓		2/11/1991	Bridgeport (Mono)
Wells Fargo Benton Station	P29			✓	3/29/1967	Benton (MNO)
Yellow Jacket Petroglyphs	N2085	✓			4/6/2000	Bishop (Mono)

Approval and implementation of the Draft RTP/General Plan update would allow for a level of development in the Mono County planning area that is roughly equivalent to the level of development allowed under the existing 2001 Land Use Element. Thus, the delta is negligible between existing and potential proposed build-out development, including buildings, structures, paved areas, roadways, utilities, and other improvements, with an emphasis (in existing communities) on new or expanded mixed-used development in Town Center and Regional Service Center areas. Lot splits and development of individual residential uses would also be possible throughout the planning area.

As illustrated in Exhibit 4.5-1 and described in Section 4.5.2, "Environmental Setting," known cultural resources are located throughout the county, but are concentrated in the western portion of the county along stream drainages and near mineral deposits. Known cultural resources could be damaged or destroyed as a result of development activities and infrastructure improvements associated with implementation of the Draft *RTP/General Plan*. Similar concerns are cited in the Inyo NF *Forest Plan*. The *Forest Plan* indicates that the widespread Inyo NF access system (including 1,612 miles of designated trails, including 340 miles of motorized trails, 225 miles of over-snow motorized trails, 999 miles of

¹² California Department of Parks and Recreation, Office of Historic Preservation website: <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=26>; CERES OPR website http://ceres.ca.gov/geo_area/counties/Mono/landmarks.html.

standard non-motorized trails, 48 miles of over snow non-motorized trails, and an untallied total of unlawful trails created by residents and visitors) has had a wide range of undesirable impacts including damage to cultural resources where roads traversed archeological sites. These impacts led Inyo NF to prohibit motorized use on roughly 660 miles of unauthorized routes (as well as the addition of other roads and trails).

Information in the baseline overview makes it evident that the prehistory and history of Mono County is extensive, long, and varied. However, only a small area of the county has been properly surveyed for cultural resources. Lacking baseline data, Mono County is not equipped to develop informed policies that would prohibit or sharply limit recreational access in vulnerable areas. As a result, and because cultural resources could be damaged or destroyed as a result of implementation of the Draft *RTP/General Plan*, impacts to these resources would be **potentially significant** and adverse.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL IMPACTS TO HISTORIC RESOURCES**

Please refer to Table 4.7-2 in Appendix D.

IMPACT 4.14(b): Would implementation of the proposed RTP/General Plan Update directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

POTENTIALLY SIGNIFICANT IMPACT. The limited available information indicates that paleontological resources are likely to be present in numerous locations throughout Mono County. Although no data was found that would allow a delineation of areas with the highest potential, the evidence clearly indicates that future projects conducted under the *RTP/General Plan Update* could significantly impact paleontological resources, a risk that is increased by the lack of cohesive information. The proposed *General Plan Conservation/Open Space Element* contains policies and actions that will result in compilation of a paleontologic data base to be used in CEQA documents for future projects. Over time, this data will enable the County to determine which projects require paleontological assessment, and thus to identify mitigation measures necessary to protect identified resources. Mono County does not routinely require that paleontological assessments be conducted; the risk of damage to or loss of paleontological resources will remain **potentially significant** until the paleontological database is reasonably well established.

**RTP/GENERAL PLAN POLICIES TO MITIGATE IMPACTS
ON PALEONTOLOGICAL RESOURCES**

Please refer to Table 4.7-2 in Appendix D.

IMPACT 4.14(c): Would implementation of the proposed RTP/General Plan Update disturb any human remains, including those interred outside of formal cemeteries?

POTENTIALLY SIGNIFICANT IMPACT. Potential impacts on sacred lands associated with the proposed *RTP/General Plan Update* mirror those identified by USFS in the *Forest Assessment*. These include watershed management-related impacts to water sources used by Mono County tribes; forest management-related impacts to sacred and ceremonial tribal activities as well as to the gathering of pine nuts; transportation management-related impacts to tribal access to traditionally important areas as well as unintended public access to those areas; scenery management-related impacts to the integrity of cultural or historic landscapes or traditional cultural properties; and recreational management-related

impacts to a wide range of resources that occur on Native American sacred sites and traditional places as well as adverse impacts to the location of such resources associated with increased user visits.

Mono County staff has established productive communication with tribes throughout the study area. As noted by NAHC, consultation with Native American tribes in the project area is the best way to avoid unanticipated impacts to cultural resources, burial sites and historic sites with religious and cultural significance. Although no responses were received to the tribal consultation letters sent out by the County, the County is highly sensitive to the fact that many sacred lands are present and could be impacted by a wide range of activities over the life of the *RTP/General Plan Update*. Mono County will continue to communicate with the tribes of the region in an effort to avoid unintended impacts. This outreach will reduce the potential for adverse effects, but not to a level that is less than significant. Because the information concerning sacred lands is confidential and exempt from the Public Records Act, the County's mitigation options center on a continuing good faith effort to collaborate with tribes on the protection of sacred lands. Policies are provided in the Conservation/Open Space Element to achieve this goal to the maximum feasible extent. However, lacking baseline data, Mono County is not equipped to develop informed policies that would prohibit or restrict access in vulnerable sacred land areas. As a result, and because such resources could be inadvertently damaged or destroyed as a result of implementation of the Draft *RTP/General Plan* projects, impacts to these resources would be **potentially significant** and adverse.

**RTP/GENERAL PLAN POLICIES TO MITIGATE POTENTIAL
IMPACTS ON SACRED LANDS**

Please refer to Table 4.7-2 in Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.8

HYDROLOGY, FLOODING, WATER QUALITY, WATER SUPPLY

4.8.1 INTRODUCTION AND SUMMARY

To facilitate understanding of the impact analysis and recommended policy mitigations, this section provides an overview of existing hydrologic, water supply and water quality conditions in Mono County. Information for this section is drawn from many sources including the Inyo Mono Integrated Regional Water Management Plan, the *Draft Conservation and Open Space Element* and Mono County MEA (Chapter VIII, Hydrology), the *Water Quality Control Plan for the Lahontan Region*, regional studies conducted by Sierra Nevada Conservancy, and other sources as cited throughout the text. This section also incorporates NOP comments received from the Regional Water Quality Control Board-Lahontan Region, including information about Hydrologic Units in Mono County, General Plan activities that may require permits issued by LRWQCB or the Water Board, a request that county policies reflect strategies recommended in the IRWMP for watershed management, emphasis on use of Low Impact Development and associated stormwater control measures as the best way to reduce impacts to watersheds, and recommendations that Mono County identify existing sources of hydromodification and develop appropriate mitigation measures and that the County also consider use of recycled water as a General Plan Management Strategy. The full text of the LRWQCB comment letter is provided in Appendix B; the full text of the *Draft Conservation Element* and the Mono County MEA can be accessed on the County website at <http://www.monocounty.ca.gov/>. Key findings of the §4.8 impact analysis and recommended mitigating policies are summarized in the table below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR HYDROLOGY	
<u>IMPACT RTP 4.8(a):</u>	<u>VIOLATE WATER QUALITY OBJECTIVES</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Less than Significant Impact
<u>IMPACT RTP 4.8(b):</u>	<u>VIOLATE WASTE DISCHARGE REQUIREMENTS</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Less than Significant Impact
<u>IMPACT RTP 4.8(c):</u>	<u>WATER SUPPLY AVAILABILITY</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Potentially Significant Impact
<u>IMPACT RTP 4.8(d):</u>	<u>DRAINAGE AND EROSION</u>
Pre-Mitigation Significance:	Potentially Significant Impact
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Potentially Significant Impact
<u>IMPACT RTP 4.8(e):</u>	<u>100-YEAR FLOOD HAZARDS</u>
Pre-Mitigation Significance:	Less than Significant Impact
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Less than Significant Impact

IMPACT RTP 4.8(f):	DAM FAILURE & OTHER FLOODING
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Less than Significant
IMPACT RTP 4.8(g):	SEICHE AND TSUNAMI
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.8-10 in Appendix D
Residual Significance:	Less than Significant

4.8.2 KEY TERMS USED IN THIS SECTION

Acre feet: The volume of one acre of water to a depth of one foot. Each acre-foot of water is equal to approximately 325,851.4 gallons. BGS: Below ground surface.

Beneficial Uses. Aquatic ecosystems and underground aquifers provide many different benefits to the public; beneficial uses define the resources, services, and qualities of these aquatic systems that are the ultimate goals of protecting and achieving high water quality. The SWRCB identifies 23 beneficial uses of waters of the state.

Groundwater and Surface Water: Groundwater is underground and below the water table, whereas surface water is on the ground surface. Water beneath the earth’s surface fills the spaces in soil, gravel, or rock formations. Pockets of groundwater are often called “aquifers” and are the source of drinking water for a large percentage of the population in the United States. Groundwater is often extracted using wells which pump the water out of the ground and up to the surface. Groundwater is naturally replenished by surface water from precipitation, streams, and rivers when this recharge reaches the water table. Surface waters include streams, rivers, lakes, wetlands, the ocean, drainage flows and sheet flows. Surface water is replenished naturally through precipitation, and lost naturally through evaporation, consumptive use and infiltration into underlying materials.

Hydrologic Unit: Hydrologic Units provide a way to identify drainage basins, from largest to smallest. Hydrologic units differ from watersheds in that their boundaries may or may not include all of the source area contributing surface water to a single defined outlet point. Hydrologic units are designated by a unit code system that classifies the area by region, Subregion, accounting and cataloguing units, watershed and subwatershed.

Hydromodification. Hydromodification is the alteration of the natural flow of water through a landscape, and often takes the form of channel modification or channelization. Hydromodification is a leading source of impairment in streams, lakes, estuaries, aquifers, and other water bodies in the United States.

Low Impact Development (LID). LID is a stormwater management approach designed to maintain a landscape that is functionally equivalent to predevelopment hydrologic conditions with minimal generation of non-point source pollutants. LRWQCB has identified LID as the foremost method of reducing impacts to watersheds from urban development.

Nondegradation Policy. A policy adopted by the SWRCB in 1968 that is designed to protect high quality waters. The policy states that when the existing quality of water is better than required by Basin Plan objectives (both narrative and numerical), such existing quality shall be maintained unless appropriate findings are made under the policy.

Sediments. Sediments include particulate organic and inorganic matter that is suspended or dissolved in, and carried by or accumulated in water. In common terms, sediments and solids are frequently referred to as dirt, soils or eroded materials. Sediments and solids are associated with a wide range of adverse effects: they serve as binding agents and thereby host the transport of other contaminants (particularly heavy metals) to downstream sites; they block light penetration, increase turbidity, interfere with spawning and juvenile fish rearing activities, hasten infilling of impoundments, alter substrates, compromise beneficial uses and diminish aesthetic values. Sedimentation is considered to be a dominant process determining the fate of many contaminants in urbanized areas.

Septic System. A tank, usually below ground, for containing sewage to be composted by bacteria that do not require oxygen. The sewage separates into a solid that settles to the bottom, and a liquid that flows to a leach field for final treatment by the soil.

Sustainable Safe Yield. Safe yield of a groundwater basin or aquifer system is defined as the amount of water that can be withdrawn from it without producing an undesired effect. Undesired effects can include loss of reserves, land subsidence, impacts to ecological base flows, infringement of water rights, reduced discharges to surface waters, loss of well productivity, reduced water quality and other potential effects. As ecological values have become more important, attention has increasing focused on sustainable safe yield, which carries the broader meaning of groundwater use and development in a way that can be maintained indefinitely without causing significant environmental, economic or social consequences.¹

Waste reduction. All means of reducing the amount of waste that is collected by solid waste authorities. The term includes legislation, product design, and local programs to keep reusable materials out of the final waste stream.

Water Quality Objectives. SWRCB uses both narrative and numerical objectives. Narrative objectives are general water quality descriptions that must be attained through pollutant control measures and watershed management. They also serve as the basis for developing numerical objectives. Numerical objectives describe pollutant concentrations, physical/chemical conditions of the water, and toxicity of the water to aquatic organisms. These objectives represent maximum pollutant levels that can be in the water column without causing any adverse effect.

Watershed: A geographic area (large or small) of land, water and biota within the confines of a drainage divide. Watershed boundaries follow the highest ridgeline and meet at the lowest point of land where water flows out of the watershed. The boundary between watersheds is the point from which water flows in two different directions.

CONVERSION FACTORS

1 million gallons per day (mgd) = 1.547 cubic feet per second (cfs)
 1 mgd = 3.08 Acre-Feet per Day = 1,123.4 AF per Year (AFY)
 1 acre-foot (AF) = 43,560 cubic feet = 324,900 gallons
 1 cfs = 450 gallons per minute = 1.983 AF per 24 hours = .646 mgd
 1 AF is about the amount of water needed to supply a family of 4 for 1 year

4.8.3 OVERVIEW OF EXISTING CONDITIONS

4.8.3.1 Beneficial Uses and Water Quality Standards²

The State Water Resources Control Board (SWRCB) *Water Quality Control Plan for the Lahontan Region* (known as the 'Basin Plan') designates beneficial uses for waters of the state of California, along with water quality objectives to protect those beneficial uses. Three beneficial uses are not found in the Lahontan Region: 'Marine Habitat,' 'Estuarine Habitat,' and 'Shellfish Harvesting.' However, since the plan was first adopted in 1975, the California Regional Water Quality Board, Lahontan Region (LRWQCB) has added several beneficial uses for the Region, bringing the number of beneficial uses recognized in the Lahontan Region to a total of 22; the added designations include agricultural supply (AGR), aquaculture (AQUA), preservation of biological habitats of special significance (BIOL), cold freshwater habitat (COLD), commercial and sportfishing (COMM), flood peak attenuation/flood water storage (FLD), freshwater replenishment (FRSH), groundwater recharge (GWR), industrial service supply (IND), migration of aquatic organisms (MIGR), municipal and domestic supply (MUN), navigation (NAV), hydropower generation (POW), industrial process supply (PRO), rare/threatened/endangered species (RARE), water contact recreation (REC-1), non-contact water

¹ William M. Alley and Stanley A. Leake, *The Journey from Safe Yield to Sustainability*, *Groundwater Journal*, Vol. 12, #1, Jan-Feb 2004; accessed at National Groundwater Association website: <https://info.ngwa.org/GWOL/pdf/040678070.pdf>.

² LRWQCB, *Water Quality Control Plan for the Lahontan Region*, March 31, 1995 (amendments effective August 1995 through December 2005).

recreation (REC-2), inland saline water habitat (SAL), spawning/reproduction/development (SPWN), warm freshwater habitat (WARM), wildlife habitat (WILD), and water quality enhancement (WQE).

In many instances, the Basin Plan identifies multiple beneficial uses for a given water body, with water quality objectives designed to protect the most sensitive of the designated uses. Unless specifically exempted, all waters are designated for municipal and domestic supply (MUN). Many beneficial uses may apply to only portions of a stream or surface water during certain temporal conditions; these temporary designations include IND, PRO, GWR, FRSH, NAV, POW, WARM, COLD, SAL, MIGR, SPWN and WQE. A total of 17 hydrologic units (HU) are found in Mono County, and most of the hydrologic units have designated subunits and drainage features with specific beneficial use designations. Table 4.8-1 below lists the Hydrologic Units in Mono County.

TABLE 4.8-1. Hydrologic Units in Mono County			
HU #	Hydrologic Unit (HU) Name	HU #	Hydrologic Unit (HU) Name
631.00	West Walker River	630.40	East Walker Tributaries
631.10	Antelope Valley	601.00	Mono
631.20	Slinkard Creek	602.00	Adobe
631.30	Desert Creek	602.10	Dexter Creek
631.40	Upper West Walker River	602.20	Huntoon Creek
630.00	East Walker River	603.00	Owens
630.10	Masonic	603.10	Long
630.20	Bodie	603.20	Upper Owens
630.30	Bridgeport		

Water Quality Objectives are divided into 3 categories:

- Objectives that apply to all surface waters, including standards for Ammonia, Bacteria (Coliform), Biostimulatory Substances, Chemical Constituents, Chlorine (Total Residual), Color, Dissolved Oxygen, Floating Materials, Oil and Grease, Non-degradation of Aquatic Communities and Populations, Pesticides, pH, Radioactivity, Sediment, Settleable Materials, Suspended Materials, Taste and Odor, Temperature, Toxicity and Turbidity
- Objectives for certain water bodies, comprising standards that supersede the objectives for all surface waters and are designed to protect surface waters (including wetlands) in specific areas. In Mono County, these objectives apply to the West Walker River HU, the East Walker River HU, the Mono HU, and the Owens HU.
- Objectives for fisheries management activities using the fish toxicant Rotenone. Rotenone is a fish toxicant used by DFW for fishery management purposes. When used, rotenone can cause several water quality objectives to be temporarily exceeded. The additional narrative water quality objectives that apply in these areas include color, pesticides, toxicity, and species composition.

The Basin Plan also contains two categories of water quality objectives for ground water, including objectives that apply to all groundwaters (including standards for Bacteria, Chemical Constituents, Radioactivity and Taste and Odor), and objectives that apply to specific groundwater basins; there are no Mono County ground water basins subject to these special objectives.

The Regional Board is responsible for implementation of State and federal antidegradation policies, which require that whenever the existing quality of water is better than that needed to protect all existing and probable future beneficial uses, the existing high quality shall be maintained until or unless it has been demonstrated to the State that any change in water quality will be consistent with the maximum benefit of the people of the State, and will not unreasonably affect present and probable future beneficial uses of such water. When it is determined that some degradation is in the best interest of California residents, some increase in pollutant level may be appropriate. The *Basin Plan* notes, however, that such increases may not cause adverse impacts to existing or probable future beneficial uses of waters. *Basin Plan* implementation occurs through multiple implementing channels and regulatory agencies, and the *Plan* identifies many implementing procedures that may involve local agencies as briefly summarized below:

- Stormwater Discharges: Local governments have authority to control stormwater discharges, subject to a number of State laws and regulations with important implications for stormwater control. These include the CEQA, the

Mono County Grading Ordinance, and the Subdivision Map Act. The *Basin Plan* recommends that all local governments in the Lahontan Region consider the prevention and control of stormwater problems to be a high priority in the zoning and design of new development and redevelopment. The *Basin Plan* also recommends that local governments apply for federal grant funds under CWA §205(j), §314, and §319 to study stormwater problems and control measures.

- Waste Disposal Systems: Some local agencies have adopted, through Memoranda of Understanding, waste disposal criteria that are compatible with or more stringent than criteria adopted by the Regional Board. In these instances, land developments that discharge only domestic waste are permitted entirely by the local agency.
- Alternative Individual Waste Disposal Systems: In areas where conditions do not support the use of conventional individual subsurface waste disposal systems (e.g., septic systems), the use of engineered alternative systems can be considered subject to approval by the Local Health Officer.
- Control Measures for Ground Water Protection and Management: The Regional Board generally waives its regulation of individual waste disposal systems where the systems will be regulated by the county; provisions of the regulation are included in Memoranda of Understanding (MOUs) with each county or city. The waste discharges are also concurrently regulated by other State and local agencies including the California Integrated Waste Management Board (CIWMB) and the Department of Toxic Substance Control (DTSC) where relevant.
- CEQA. SWRCB cannot take action on a request for water quality certification for a hydroelectric project (§401 Certification) until CEQA compliance is demonstrated. Ordinarily, the State Board will serve as lead agency for CEQA purposes. However, if the project proponent is a local agency, that agency should be the lead agency under CEQA. No action can be taken on water quality certification until the local agency complies with CEQA.

4.8.3.2 Surface Water and Groundwater Management Planning³

Hydrologic Units and Watersheds in Mono County. The California Water Quality Control Board (along with many state and federal agencies) uses Hydrologic Units to identify and classify drainage basins in the state. Mono County falls within the southern portion of the Lahontan Region, one of nine regional boards charged with responsibility to adopt and implement water quality control plans that define regional differences in water quality, beneficial uses, and water quality problems. As noted by LRWQCB in their comments on the *RTP/General Plan NOP*, Mono County contains portions of 7 Hydrologic Units (including Adobe, Deep Springs, East Walker, Fish Lake, Mono, Owens, and West Walker). Mono County also contains all or part of 10 watersheds (including Antelope Lake Valley, Adobe Lake Valley, Bridgeport Valley, Fish Lake Valley, Long Valley, Mono Valley, Owens Valley, Slinkard Valley, Sweetwater Flat and Topaz Valley). Specific water quality objectives and standards for all waters in Mono County are contained Chapter 3 of the *Water Quality Control Plan for the Lahontan Region* (Basin Plan), as discussed more fully below.

Surface Water Quality. During 2012, the Sierra Nevada Conservancy (SNC) issued a report assessing water quality system indicators,⁴ one in a series of reports analyzing 19 system indicators in the SNC region (i.e the entire Sierra Nevada range from the Oregon border into Kern County). The report found that the overall water quality of rivers, lakes, and streams is better in the Sierra than in much of the state, but cited specific water quality issues that include:

- Mercury (from mining operations in rivers and streams), increased water temperature, and pathogen and nutrient loading in rivers and lakes (often associated with agriculture and grazing and inadequate sewage treatment).
- High ozone levels transported into Mono County from the Central Valley; the Conservancy notes, however, that ozone levels have declined sharply in recent years.
- Temperature increases, particularly at the higher elevations, and the disproportionate rise of nighttime low temperatures (nighttime lows above 6,000' have increased in the range of 3°F over the past 40 years).
- Year-to-year precipitation, although erratic baseline levels make it difficult to discern long-term changes, and.
- Snowpack. Again, large annual variation in the baseline tends to obscure trends over the past 40 years, but a long-term comparison of April 1 to March 1 measurements substantiates that average April 1st snowpack has

³ Mono County Powerpoint Presentation, *The Sustainable Groundwater Management Act of 2014* (undated, but prepared during 2014.)

⁴ Sierra Nevada Conservancy, *System Indicators, Water & Air Quality, Temperature, Precipitation and Snowpack*. December 2012.

significantly declined *relative* to March 1st snowpack in the past 20 years, implying earlier snow melt and/or less snowfall during March.

Water throughout most of the Inyo-Mono IRWM planning area is of very high quality, with limited potential for contamination compared to parts of the state; many of the identified water-quality issues in the Inyo-Mono planning region result from naturally-occurring minerals. However, the SNC notes that several Mono County waterbodies in the Inyo Mono IRWM region have been included in Category 5 of the *Final 2010 Integrated Report* List of Impaired Water Bodies, a program established under the Clean Water Act for water bodies that do not meet water quality standards. Category 5 includes water-quality-limited segments where standards are not being met and a Total Maximum Daily Limit (TMDL) is required but not yet completed for at least one of the listed pollutants. The Category 5 listed waters are shown in Table 4.8-2, along with the pollutants of concern.

TABLE 4.8-2: Impaired Water bodies in the Inyo-Mono planning region on the 303(d) list⁵

Name	Pollutant(s)	Area of Impact	Date First Listed	Goal Correction Date
Bodie Creek	Mercury	11 miles	2006	2019
Bridgeport Lake & Reservoir	Nitrogen, phosphorus, sediment	2614 acres	1992	2006
Crowley Lake	Ammonia, dissolved oxygen	4861 acres	2006	2019
East Walker River below Bridgeport Reservoir	Sediment	8 miles	2002	2019
	Manganese, turbidity	8 miles	2010	2021
Hilton Creek	Dissolved oxygen	9.4 miles	2010	2021
Mammoth Creek (headwaters to Twin Lks)	TDS	2.6 miles	2010	2021
Mammoth Creek (Twin Lks to Old Mammoth Rd)	Manganese	1.9 miles	1996	2021
	Mercury	1.9 miles	2006	2019
Mammoth Creek (Old Mammoth Rd to US395)	Manganese	6 miles	1996	2021
	Mercury	6 miles	2006	2019
	TDS	6 miles	2010	2021
Mammoth Creek (unnamed tributary)	Arsenic	1.7 miles	2010	2012
	Mercury	1.7 miles	2010	2021
Rock Creek	TDS	33 miles	2010	2021
Swauger Creek	Pathogens	14 miles	2002	**
	Phosphorus	14 miles	2002	2019

**This issue is being addressed through livestock grazing management practices.

There are no Mono County surface waters listed under Category 4A (Water Quality Limited Segments that are being addressed through approved TMDLs). However, several Mono County surface waters are on the 4B list (Segments being addressed by actions other than TMDLs), including Buckeye Creek, East Walker River and Robinson Creek -- all of which are listed for pathogens and being addressed through a livestock grazing management program under LRWQCB), and Mono Lake which is listed for chlorides, TDS and salinity, and being addressed through SWBCB Water Rights Decision 1631.

Multiple county water bodies are listed under Category 3 (insufficient information to assess beneficial uses) including Green Creek (listed for fecal coliform as a threat to water contact recreation; coliform and nitrate/nitrite, specific conductance and turbidity as threats to drinking water supply; and multiple chemical threats to the beneficial use designation for Cold Freshwater Habitat); Mill Creek, Owens River-Long HU, and Owens River-Upper HU (listed for flow alterations as a threat to Cold Freshwater Habitat); Robinson Creek-Barney Lake to Twin Lakes (listed for fecal coliform as a threat to water contact recreation; coliform and nitrate/nitrite, specific conductance and turbidity as threats to

⁵ SWQCB website: http://www.waterboards.ca.gov/water_issues/programs/tmdl/2010state_ir_reports/category5_report.shtml.

drinking water supply); and multiple chemical threats to the beneficial use designation for Cold Freshwater Habitat); Topaz Lake (listed for sedimentation as a threat to aquatic life support under the beneficial use designation as Cold Freshwater Habitat); Twin Lakes (listed for nitrogen and phosphorus as a threat to Cold Freshwater Habitat), Virginia Creek (listed for fecal coliform as a threat to water contact recreation; coliform and nitrate/nitrite, specific conductance and turbidity as threats to drinking water supply; and multiple chemical threats to the beneficial use designation for Cold Freshwater Habitat). Two Mono County surface waters are listed under Category 2 (waters supporting some beneficial uses) including Lee Vining Creek (listed for flow alterations under Wildlife Habitat), and West Walker River (listed for sedimentation and siltation under Cold Freshwater Habitat); there are no Mono County surface waters in Category 1 (indicating that all core beneficial uses are supported).

Arsenic and uranium have been present at levels above drinking water standards in groundwater monitoring samples from several Mono County locations, as have boron, fluoride and other inorganic contaminants. MCWD has modified its pumping and water treatment operations to meet the revised arsenic standards, and the Mono County Health Department is monitoring uranium levels and working with at least one water company (Mountain Meadows) to meet current standards. Groundwater in the vicinity of the Benton Crossing landfill is monitored with a series of wells to detect groundwater quality changes resulting from materials leaching out of the landfill. The Inyo-Mono IRWP reports that the wells have detected low concentrations (1-2 ppb) of three volatile organic compounds. The concentrations are well below the maximum contaminant levels, and appear to be stable. The IRWMP also notes that there were 12 known cases of leaking underground storage tanks in the upper Owens watershed as of 1998.

Unpaved roads are the principal source of sediments from human activities throughout the Sierra Nevada. Erosion potential is increased by activities that compact or expose soils directly to rainfall and runoff, and the eroded materials are often transported into a stream. Petroleum- and rubber-based materials wash off paved roads into small channels, and nitrogen and phosphorus even streams from varied sources including septic system leaks, overuse of fertilizers, pet wastes and others.

Pathogens such as *E. coli* enter surface waters from septic and sewage system leaks, pets and livestock and human waste from recreationists flushing of RV waste tanks. The SWRCB in June 2012 issued a *Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS)*. The policy identifies impaired water bodies where OWTS is likely to be a contributing source of pathogens or nitrogen; no Mono County water bodies are included on that list. The new policy includes a 4-tier system for corrective actions, and will become fully effective over a 15-year horizon.⁶

Big Springs and Deadman Creek provide natural sources of phosphorus, which encourages abundant aquatic plant growth in the upper Owens River and in Crowley Lake. Big Springs was found to be the primary source of phosphorus for Crowley Lake. Hot Creek, the largest tributary to upper Owens River, contributes additional nutrients as well as some heavy metals. Arsenic is found at high levels in some of the Hot Creek geothermal springs within the creek.

In addition to *Basin Plan* water quality objectives, EPA has promulgated water quality standards and numeric criteria for priority toxic pollutants in freshwater and saltwater bodies of California.⁷ For freshwater bodies, the standards cover a total of 21 criterion maximum concentrations and 22 continuous concentrations, and cover a wide range of metals and toxic organic compounds including arsenic, lead, benzenehexachloride (found in insecticides) and others.

Walker River Water Leasing and/or Water Purchase Program. In 2002, the Bureau of Reclamation received \$375 million in appropriations for the purpose of providing water to at-risk natural desert terminal lakes, including the Walker Lake in Nevada, and Congress appropriated \$70 million of those funds to the University of Nevada Desert Terminal Lakes (DTL) Fund to acquire water rights in the Walker River Basin. In 2009, Congress substituted the National Fish and Wildlife Foundation (NFWF) for the University of Nevada as the entity authorized to carry out the Water Acquisition Program and also established the Walker Basin Restoration Program to restore and maintain Walker Lake. This program

⁶ SWRCB website (http://www.swrcb.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf) accessed 2-19-15.

⁷ EPA, Federal Register, 40 CFR Part 131, Water Quality Standards, Establishment of Numeric Criteria for Priority Toxic Pollutants for California, Rule. May 2000.

included \$25 million for a 3-year water leasing demonstration study (to be jointly implemented by NFWF and the Walker River Irrigation District) that could include the participation of willing lessors in the Mono County portion of the Walker River Basin. In 2012, the appropriations act was amended to clarify that DTL funds may be used to lease or purchase water from willing sellers to benefit at-risk natural desert terminal lakes, thereby allowing NFWF to use the water acquisition funds for these purposes. Mono County Resource Conservation District (RCD) subsequently expressed interest in assisting with the tasks necessary to comply with CEQA, and NFWF confirmed its position that local input for the California Programs (i.e., program components in Mono County) would increase the likelihood of successful outcome. Thereafter, the Mono County Board of Supervisors and NFWF in 2012 entered into a Memorandum of Understanding⁸ that set forth the following specific objectives:

- NFWF will not pursue lease or purchase water rights agreements in the Mono County portion of the Walker River Basin until the Mono County BOS first reviews and agrees to the scope and nature of the California Program and fulfills associated CEQA requirements.
- The BOS will review and consider approval of a Short-Term Water Leasing Demonstration Program within Mono County as well as other proposals for the California Program.
- NFWF will pay for the Mono County CEQA compliance costs.
- The BOS shall have discretion to approve or modify proposals presented to it under the California Program.
- The MOU will remain in effect through the duration of NFWF's grant with the Bureau of Reclamation.

Pursuant to this MOU, the RCD during 2014 identified potential impacts of the California Program that may conflict with policies and goals identified in the Mono County General Plan, including impacts associated with:

- Temporary reduction of irrigation in the Walker River Basin portion of Mono County
- Permanent reduction of irrigation in the Walker River Basin portion of Mono County
- Temporary cessation of irrigation in the Walker River Basin portion of Mono County
- Permanent cessation of irrigation in the Walker River Basin portion of Mono County
- Release of storage water for the instream needs of the Walker River

Sustainable Groundwater Management Act. Mono County currently has one Groundwater Management District (GMD). The Tri Valley GMD monitors and manages groundwater resources in the Tri Valley. In 2014, the California legislature passed the Sustainable Groundwater Management Act, a major piece of legislation with wide ramifications for future management of water resources. The Act requires establishment of groundwater sustainability agencies (GSAs) consistent with the resources and needs of their communities, with the goal of managing water supplies in a manner that anticipates drought and climate change, thereby enhancing reliability under varied weather patterns.

The Act requires that Counties manage 'high' and 'medium priority' basins through groundwater sustainability plans (to be adopted by January 31, 2022), and encourages that low and very low priority basins also be managed under the sustainability plan. The Act establishes tools for monitoring and reporting groundwater extraction activities, and a fee structure that allows the SWRCB and local Groundwater Sustainability agencies to recover costs of plan investigation, monitoring, enforcement and administration. The Act also allows civil penalties up to \$500/AF for unauthorized extractions, and up to \$1,000/AF per day for violations that continue after receipt of notice. Mono County has taken steps to comply with the Act including efforts to encourage DWR to split the Tri Valley portion of the Owens Valley Basin into a separate basin. Using identified ranking criteria, the Department of Water Resources (DWR) has assigned a priority status to each of Mono County groundwater basins as shown below (note that DWR is currently reevaluating priorities statewide (including Mono County) and may consider basin boundary adjustments if necessary):

Very Low Priority Basins:	Slinkard Valley, Antelope Valley, Little Antelope, Sweetwater Flat, Bridgeport Valley, Mono Basin, Adobe Valley and Long Valley.
Low Priority Basins:	Fish Lake Valley
Medium Priority Basin:	Owens Valley

⁸ Memorandum of Understanding between the National Fish and Wildlife Foundation and the County of Mono Regarding the Implementation of a Water Leasing Program and/or Water Purchase Program within the California Portions of the Walker River Basin, 13 March 2012.

No Mono County basin has been identified as a 'high priority' nor are there any basins subject to critical overdraft conditions. However, because the Owens Valley has been assigned a 'medium priority,' this region will be subject to the sustainability plan. Mono County may serve as the GSA for most basins; the Tri-Valley Groundwater Management District has been identified as the presumed exclusive groundwater sustainability agency for the basin in its jurisdiction. The SWRCB has authority to intervene if a local agency does not form a GSA and/or fails to adopt and implement a GSP. Plans have been prepared for most watersheds in Mono County, as briefly reviewed below.

East Walker River Watershed Plan (March 2012).⁹ The *Plan* notes that the East Walker River watershed has very good water quality and few significant water problems; though not pristine, the watershed is not greatly impaired and generally conforms to the 1972 Clean Water Act goal to be "fishable and swimmable." Several challenges are identified concerning the goal to maintain the existing quality of waters:

- **Water Supply:** Constraints that may result from transfer of waters from the Walker Lake Basin to benefit Walker Lake in Nevada (please see EIR §7, Cumulative Impacts, for further discussion of this program).
- **Water Quality:** Bridgeport Reservoir is the focal point of water quality concerns; it has long been eutrophic due to high nutrient levels and occasionally high coliform counts, likely from cattle grazing in the Bridgeport Valley. Valley ranchers are working with LRWQCB and UC Davis to develop control plans specific to each ranch. East Walker River is on the 303(d) list for sedimentation/siltation and turbidity, but this is thought to result from effects of the 1988 release of sediment from Bridgeport Reservoir and the 1997 flood that should abate over time. Mercury and other metals associated with historic mining and ore-processing have been found in some water samples, but the problems do not appear to be severe.
- **Vegetation Change:** An accumulation of dead fuels and increased forest density have heightened the risk of catastrophic wildfire. Riparian habitat has been locally impacted by roads, trails, buildings, and recreational facilities. Many wetlands have been drained, filled, and converted to other uses, irrigation in Bridgeport Valley has also created or maintained some wetlands. Vegetation clearing may accelerate erosion.

The East Walker River Watershed Plan identifies 7 goals (including for each goal a description of the desired future condition, operational goals and objectives, potential actions and funding sources, potential obstacles and a recommended implementation program). The 7 goals are to (a) reduce agricultural fecal coliform and nutrient pollution; (b) reduce anthropogenic sediment load of streams; (c) maintain and improve riparian habitat; (d) reduce threat of catastrophic wildfire; (e) maintain & improve aquatic habitat of streams; (f) maintain existing wetlands; and (g) reduce human fecal coliform pollution. The Plan also recommends specific actions for various agencies, organizations and groups, including the following specific recommendations for Mono County:

TABLE 4.8-3. East Walker River Watershed Plan Recommendations for Mono County
<ul style="list-style-type: none"> • Revise General Plan to emphasize ecological values of streams, riparian areas & wetlands • Consider county ordinance on water supplies for new development relying on legal logic similar to county's mining ordinance (new development must guarantee replacement water supplies if any damage occurs to existing water users) • Consider county ordinance on riparian protection • In cooperation with Lahontan RWQCB and U.S. Army Corps of Engineers, create a tracking system for privately-owned wetlands subject to development • Create a county position of low-impact development specialist to provide design assistance to applicants seeking a grading or building permit • Plan for additional growth of Bridgeport north along State Route 182

Groundwater Management Plan for the Mammoth Basin Watershed (July 2005).¹⁰ Mammoth Community Water District (MCWD) has provided surface and groundwater supplies to the community of Mammoth Lakes since 1958. As of 2005, the District maintained 8 production wells that provided nearly half of the water needed by the Town under

⁹ Inyo Mono IRWMP, *East Walker River Watershed Plan*: <http://inyo-monowater.org/wp-content/uploads/2011/09/E-Walker-Plan-FINAL.pdf>.

¹⁰ MCWD, *Groundwater Management Plan for The Mammoth Basin Watershed*, July 2005.

normal precipitation year conditions, and nearly 70% of water needed during multiple dry year conditions. MCWD completed the 2005 Groundwater Management Plan following a grant award from the Department of Water Resources that enabled the District to also expand monitoring of groundwater and surface water resources, and develop a groundwater model. In 1993, following approval in 1992 of Assembly Bill 3030 (AB 3030, the Groundwater Management Act), MCWD adopted an ordinance covering private groundwater wells in the District boundaries. The ordinance includes requirements for permits, permit fees, environmental review, and well development and abandonment standards. MCWD's groundwater management plan generally follows guidelines set forth in AB 3030.

The Mammoth groundwater basin is located largely in the central part of the Mammoth watershed. Mammoth Creek flows through the center of the area and drains the upper Lakes Basin and Old Mammoth, an area of about 34.5 square miles. Geothermal groundwater is also extracted and re-injected in the extreme eastern portion of the western basin area. Surface water drainage includes 6 sub-drainage areas of the Mammoth Basin. The primary basin recharge area includes the western section of the Mammoth Basin and Mammoth Creek. Average annual precipitation ranges from about 42.5" at Mammoth Pass (9,500 ft) to 10" at Crowley Lake dam (in the extreme eastern part of the basin). Groundwater recharge is derived from direct percolation, infiltration of snowmelt and some summer rainfall along Mammoth Creek and minor tributaries. Multiple groundwater systems appear to be present in the Mammoth groundwater basin due to the complex geology, hydrology, and hydrogeology of the area, including 2 distinct aquifer systems in the area where the District produces water. MCWD estimates that total groundwater storage of the Mammoth Basin is about 242,600 AF; useful storage is about 24,300 AF. Based on annual groundwater monitoring reports from 1993 through 2004, MCWD has been unable to detect a connection between District groundwater pumping and streamflows in Mammoth Creek or springs in the Mammoth Basin.

The Plan identified 3 primary groundwater management objectives for the Mammoth Basin: preservation of water quality, water conservation, and prevention of impacts to surface water. Measures to pursue these objectives included monitoring, conservation, control of saline (i.e., mineral) water intrusion, identification/management of wellhead protection (WHPA) and recharge areas and potential contamination sources, permit requirements for development of private wells, characterization of groundwater contaminant sources (leaking tanks discharging petroleum products or solvents and the application of pesticides and fertilizers), and a well abandonment and well destruction program. The Plan identified industrial development and golf course irrigation with recycled water as land uses that have potential to adversely impact groundwater resources; additional paved surfaces were also cited as having the potential to allow non-point source contaminants to enter surface water and groundwater. Recognizing that drought production rates are typically reduced due to lower groundwater levels, MCWD reduced its estimate of reliable annual groundwater extractions during periods of multi-year drought (the 'safe yield' of the basin) to 3,260 AFY.

Mammoth Community Water District Urban Water Management Plan (UWMP), Draft, 2010.¹¹ The UWMP is a long term planning document used by California water agencies to assure water supply reliability; the document considers future land use planning and development levels and associated capital investment requirements. The UWMP horizon is 20 years, and state law requires that the Plans be updated every 5 years (the District's next UWMP update will be available later this year). The Water Conservation Bill of 2009 requires a statewide 20 percent reduction in urban per capita water use by December 31, 2020. To meet this goal, every urban retail water supplier must develop and report a baseline daily per capita water use and a future 2020 compliance daily per capita water use to achieve the 20% reduction in per capita water use.

The 2010 UWMP concluded that MCWD has adequate water supply (including surface water, local groundwater, and recycled water) to meet community needs under the full range of water year types, including both the severe one year and sustained multi-year droughts. This is primarily due to the availability of local groundwater resources, which provide 40% of supply under average conditions, nearly 90% of the supply in a severe 1-year drought, and 60% of supply over a 3-year sustained drought. The Plan notes that this long range projection could be significantly impacted by future changes in demand (particularly related to Town land use policies and development densities) and/or supply. Supply variables center on managing the disparity between supply and demands, since available surface water is not used by

¹¹ MCWD, *Draft 2010 Urban Water Management Plan*, October 2010.

MCWD when available, and surface water is not always available when needed. Climate change impacts could further impact surface water supply, as could legal challenges, expansion of geothermal energy production, and changes in surface water storage capacity and recycled water use and production. To optimize supply reliability and state-mandated reductions in per-capita use, the UWMP outlined both adaptation strategies (to change water supply, management infrastructure, and customer use characteristics) and mitigation strategies (to reduce GHG emissions).

Mono Basin Watershed Management Plan (Mono County, 2007).²² The 2007 Watershed Management Plan was based on results of a 2006 watershed assessment for the Mono basin that sought to describe and determine causative factors for known water quantity and quality problems. As noted therein, the plan has no authority in itself; implementation of suggested policies and actions depend on decisions of local jurisdictions, agencies, non-profit organizations, and private citizens. A primary recommendation is that the Mono County Collaborative Planning Team assumes the role of overseeing implementation and revision of this plan. The watershed assessment found that the Mono basin has very good water quality but has serious habitat problems resulting from water diversions. The report identifies maintaining the current high quality of waters as a primary challenge, noting that water quality and aquatic habitat are at risk from careless development and construction of roads and structures.

Issues and recommendations contained in the report include: (a) Water supply for the June Lake area: Continue and expand water conservation efforts of the June Lake Public Utility District; (b) Conversion of wetlands: Emphasize importance of wetlands in Mono County General Plan, Develop and implement a tracking system between Mono County, Lahontan RWQCB, and U.S. Army Corps of Engineers to ensure compliance with existing regulations, and use the BLM-initiated land-tenure adjustment program to trade privately-owned wetland parcels for publicly-owned parcels that could be developed with minimal environmental consequences; (c) Excessive sediment in tributaries: reroute roads away from riparian zones, close rarely used roads, stabilize fords, culverts, and bridges to reduce impact of road-related erosion, and implement low impact development guidelines; (d) Degradation of riparian habitat: Move roads, trails, and facilities out of riparian zone, implement low-impact development guidelines; (e) Fecal contamination: Build additional outhouses and RV dump sites in high-use areas, and educate traveling public about sanitation principles similar to wilderness users; (f) Contamination from fertilizers & pesticides: Educate public to reduce use of household & horticultural chemicals; and (g) Threat of catastrophic wildfire: Continue and greatly expand the fuels management program of the INF, continue and expand the community-based fire-safe program, adopt recommendations of the 2006-2007 wildfire hazard study project. The report also identifies potential problems of the future including (a) Erosion from OHV use in channels and riparian areas; (b) Future mining; (c) Future round of small-hydro proposals; (d) Leaching of pollutants from Pumice Valley landfill; (e) Failure of poorly located and/or poorly maintained septic systems, and (f) Groundwater contamination by gasoline from historic tanks and spills.

The report also recommends specific actions for various agencies, organizations and groups, including 5 specific recommendations for the Mono Basin that are identical to recommendations contained in the East Walker River Watershed Plan (except for the recommendation to plan for additional growth in Bridgeport north along SR 182, which was not included in this Plan); please see Table 4.8-3 above.

North Mono Basin Watershed Analysis Inyo National Forest (2001).²³ The North Mono Basin Watershed Analysis is a compendium and analysis of technical information about the north Mono Basin watershed and landscape. Included in this report is (a) an exhaustive list of information sources, (b) an assessment of hydrologic conditions, (c) a spreadsheet of flows in Mill Creek and Wilson Creek during dry, wet and normal year conditions, (d) a draft analysis of roads in the North Mono Basin, (e) description of riparian vegetation, (f) description of wildlife species in Conway Ranch; and (g) a census of birds in Thompson Ranch.

Mono Basin Watershed Assessment (Mono County, 2007)²⁴. This 2007 report describes the 800-square mile (677 sq. mi. in California) watershed influences the quantity and quality of water that flows into Mono Lake. The assessment

²² Mono Basin Watershed Plan Management Plan March-2007.

²³ INF, *North Mono Basin Watershed/Landscape Analysis Appendices*, 2001. Prepared by Rick Kettleman; accessed at IM-IRWMP website: <http://inyo-monowater.org/resources/library/> on 3-27-15.

²⁴ Mono Co. Planning Dept, *Mono Basin Watershed Assessment*, 2007. IM-IRWMP website: <http://inyo-monowater.org/resources/library/> on 3-27-15.

summarizes publicly-perceived problems and issues including (a) **Water Quantity**: This primary issue concerns how much water flows into hypersaline Mono Lake and how this influences the rise and fall of the lake level. The report notes that from 1941 through 1990, most flows from the main tributaries were, and the lake level fell from an elevation of 6,417 feet to 6,372 feet. When diversions were curtailed, the lake level rose to 6,484 feet in 2006. More recently, concern has been expressed over the distribution of water between Mill Creek and Wilson Creek in the northwestern part of the basin; (b) **Water Quality**: Although comparatively little concern has been expressed regarding water quality in Mono Basin streams, a few issues have surfaced such as sedimentation of Silver Lake, contamination of drinking water supplies in Mono City, and microbial pollution of backcountry streams. (c) **Aquatic Habitat**: aquatic habitat degradation below the LADWP diversions was a key reason for curtailing diversions; many stream reaches were wholly without water, causing extreme impacts to habitat. Efforts have since been made to restore affected channels. (d) **Recreation**: Water-related recreation issues in Mono Basin are associated with recreational fishing in Rush and Lee Vining creeks and management of the water level in Grant Lake. (e) **Wildlife**: Fire suppression during the 20th century has allowed fuel loads to build, creating a potential for catastrophic fires in parts of the Mono Basin. Wildfires threaten streams and aquatic habitat by contributing to increased erosion and sediment transport. (f) **Invasive Species**: Invasive species in the Mono Basin include salt cedar, soapwort, woolly mullein, Russian thistle, cheatgrass, Russian olive, and others, all of which have implications for terrestrial and aquatic ecosystems. The report identifies specific concerns for consideration by Mono County Planning including:

- Water availability for community infill
- Water quality concerns in individual wells and community supplies
- Long-term effectiveness of septic tanks and leach fields
- Erosion from construction activities

Upper Owens River Watershed Assessment (2007).¹⁵ This report describes how the 380-square mile watershed influences the quantity and quality of water that flows into the upper Owens River above the Crowley Lake dam. The assessment summarizes publicly-perceived problems and issues including (a) **Water Quality**: The primary water issue is how best to supply water for the town of Mammoth Lakes without adversely affecting aquatic habitat in Mammoth Creek or water quantity and/or temperature at the Hot Creek hatchery springs. This is a long standing concern that has become more acute with the town's growth. (b) **Water Quality**: Many of the constituents of concern in area water supplies (particularly phosphorus, arsenic, and mercury) occur naturally due to local geology. These substances may limit uses of the water, but are not readily addressed by watershed management practices. Summer water temperatures in some stream segments, and overall sediment loads, have increased due to human activities in the watershed; both impacts could be reduced by minimizing disturbance of riparian areas. (c) **Aquatic Habitat**: aquatic habitats in Mammoth and Hot Creeks have been a matter of public concern since the 1970s when diversions from Mammoth Creek for public water supply increased dramatically; upper Owens River has been used as a canal for diversions to Los Angeles since 1941, and the channel of the upper Owens River and the Long Valley reservoir have been used to store and move water between the Mono Craters diversion tunnel and the Owens Gorge. These activities have impacted the geomorphic and habitat characteristics of the upper Owens River. (d) **Recreation**: Water-related recreation issues in the Mono Basin are associated with recreational fishing in the Owens River and its principal tributaries. Some areas have been contaminated by indiscriminate human waste disposal. (e) **Wildfire**: Fire suppression during the 20th century has allowed fuel loads to build, creating potential for catastrophic fires in parts of the Mono Basin that threaten streams and aquatic habitat by contributing to increased erosion and sediment transport. (f) **Invasive Species**: Introduced trout, now considered integral to area waters, have altered the ecology of watershed streams and lakes. Other exotic species, such as the New Zealand mud snail and tiger salamander, are considered to be threats to the fish. The report identifies specific concerns for consideration by the county including:

- Water availability for community infill
- Water quality concerns in individual wells and community supplies
- Long-term effectiveness of septic tanks and leach fields
- Erosion from construction activities

¹⁵ Mono County Planning Department, *Upper Owens River Watershed Assessment*, 2007. accessed at IM-IRWMP website: <http://inyo-monowater.org/resources/library/>.

Upper Owens Watershed Management Plan (Mono County, 2007)¹⁶. The 2007 Upper Owens Watershed Management Plan was based on results of the 2007 watershed assessment for the Mono Upper Owens River (see above) that sought to describe and determine causative factors for known water quantity and quality problems. As noted therein, the plan has no authority in itself; implementation of suggested policies and actions depend on decisions of local jurisdictions, agencies, non-profit organizations, and private citizens. A primary recommendation is that the Mono County Collaborative Planning Team assumes the role of overseeing implementation and revision of this plan. The watershed assessment found that the Mono basin has very good water quality but has serious habitat problems resulting from water diversions. The report identifies maintaining the current high quality of waters as a primary challenge, noting that water quality and aquatic habitat are at risk from careless development and construction of roads and structures.

Issues and recommendations contained in the report include: (a) **Water Supply:** Water supply for the Town of Mammoth Lakes may be insufficient to meet anticipated future demands due to growth and lack of adequate storage; (b) **Water quality:** Water quality (particularly in Mammoth and Hot Creeks) has been impacted by erosion and sedimentation from road and building construction; (c) **Nutrients:** Nutrients have been released into Hot Creek from the fish hatchery, and microbial contamination has resulted from careless disposal of human and pet wastes; there is also concern about the effectiveness of household septic systems and potential contamination from excessive use of fertilizers. High concentrations of arsenic and nutrients in Hot Creek and the upper Owens River appear to have natural sources, with little remediation potential; (d) **Vegetation:** Vegetation changes have occurred as a result of wildfires, alteration and loss of riparian vegetation due to construction and use of roads, trails, buildings, and recreational facilities in the riparian zone; some wetlands have been drained, filled, and converted to other uses; (e) **Clearing:** extensive vegetation clearing for fire safety may accelerate erosion, and wetland areas remain at risk from drainage and conversion to other uses. Land in the upper Owens River watershed could be subject to development if sold by LADWP. Some significant knowledge and information gaps are identified in this report including:

- Insufficient water quality data to evaluate trends and identify most sources of contaminants; scant understanding of the sediment budget of Mammoth Creek and Hot Creek; and scant understanding of the groundwater system and stream-groundwater interactions in Mammoth Creek watershed; these gaps may persist due to the complex underlying geology.
- Understanding of the groundwater system serving the community of Hilton Creek / Crowley Lake is insufficient to guarantee adequate water quality for continued growth in that area, and it cannot be assured that the reliability of septic systems is adequate to avoid contamination of nearby wells and streams.
- The long-term effectiveness of the stormwater collection and detention system for the town of Mammoth Lakes has not been demonstrated to minimize or eliminate contamination of lower Mammoth Creek and Hot Creek with sediments and other pollutants.
- The hydrologic and ecologic effects of climatic variability and potential trends in climate within the upper Owens River watershed are unknown and warrant contingency planning.

The Upper Owens Watershed Management Plan identifies 8 goals (including for each goal a description of the desired future condition, operational goals and objectives, potential actions and funding sources, potential obstacles and a recommended implementation program). The 8 goals are to (a) Balance water demand with environmentally acceptable water supply for town of Mammoth Lakes; (b) Maintain & improve aquatic habitat of Mammoth & Hot Creeks; (c) Maintain existing wetlands; (d) Reduce fecal coliform pollution; (e) Reduce nutrient load in streams; (f) Reduce anthropogenic sediment load of streams; (g) Maintain and improve riparian habitat and (h) Reduce threat of catastrophic wildfire. The report also recommends specific actions for various agencies, organizations and groups, including 5 specific recommendations for Mono County that are identical (except for the recommendation to plan for additional growth in Bridgeport north along SR 182), plus an additional recommendation that small water-supply districts and companies should explore, under County direction, means to establish greater cooperation, coordination and alliances with MCWD.

¹⁶ Inyo Mono IRWMP, *Upper Owens River Watershed Management Plan*, March 2007: <http://inyo-monowater.org/wp-content/uploads/2011/09/Upper-Owens-Watershed-Management-Plan-3-07.pdf> .

Walker River Geographic Response Plan (Draft, 2006).²⁷ This plan establishes policies, responsibilities and procedures for dealing with hazardous materials incidents in the Walker River watershed, with a primary goal of protecting public safety while minimizing or avoiding impacts to the Walker River, its tributaries, reservoirs, and irrigation ditches and canals associated with the river. The Response Plan is comprehensive and detailed with sections providing a plan overview, an 'Immediate Action Guide', procedures for notification, maps, river response strategies (including details for individual waters in the planning area), and supporting documentation for use in emergencies (general information, resources, roles and responsibilities, relationship to other plans, forms, an explanation of acronyms, and administration procedures).

West Walker River Watershed Assessment (Mono County, 2007).¹⁸ This report describes how the 410-square mile watershed of the West Walker River above Topaz Reservoir influences the quantity and quality of water that eventually flows into West Walker River. The assessment notes that the West Walker River contributes more than half of the streamflow in the entire Walker River system that drains to Walker Lake in Nevada. Water rights conflicts between California and Nevada, coupled with the declining level of Walker Lake, have created challenges for water management. Throughout the basin, efforts are under way to restore viable populations of Lahontan cutthroat trout (a USFWS threatened species), and the California Unified Watershed Assessment designates West Walker River as a Category One watershed (i.e., does not meet clean water and other natural resource goals and needs restoration). LRWQCB lists sedimentation, agricultural drainage, and water diversions as the primary water-quality problems in the West Walker River, and the State of Nevada considers water crossing the state line to not support beneficial uses because of excessive nutrient load. Toxic metals suspected to be leaching from old mine tailings have been found in several tributaries to West Walker River, and LRWCB has expressed concerns about possible groundwater contamination in and near the MCMWTC facility at Pickel Meadow. Excessive sediment levels have been noted in basin tributaries, and stream channels are continuing to adjust to changes that occurred during a large flood in 1997.

Other concerns documented in this report include (a) **Habitat:** a decline in riparian habitat quality (due to loss of hardwoods, invasion of riparian meadow ecosystems by conifers and roads and grazing), reduced populations of mountain yellow-legged frog and Yosemite toad (as has been true throughout the Sierra Nevada), reduced habitat for the native Lahontan cutthroat trout due to streamflow changes, channel conditions and overfishing as well as predation by and competition with introduced trout species. The loss of over 90% of the Lahontan cutthroat trout population has prompted a recovery plan that recommends removal of non-native trout from selected stream segments as a critical recovery strategy; (b) **Recreation:** recreational use is impacting watershed values in parts of the West Walker basin, including soil compaction, stream bank erosion, loss of vegetation, and water quality degradation from poor sanitation; conflicts have arisen between recreation fishing and restrictions for recovery of Lahontan cutthroat trout and amphibians in a few designated aquatic refuges. (c) **Wildfire:** fire suppression has altered fire regimes throughout the watershed resulting in denser timber stands, higher fuel loadings, and the invasion of non-fire resistant species, increasing the risk of extreme fires that threaten cultural resources, wildlife, water quality, scenic quality, and facilities. (d) **Invasive species:** have impacted and/or displaced native plants in some areas, including impacts as noted above to the native cutthroat trout and amphibian populations.

West Walker River Watershed Management Plan (Mono County, 2007).¹⁹ This Watershed Management Plan was based on results of the 2007 watershed assessment for the West Walker Watershed (see above). The Plan found that the West Walker River watershed has very good water quality but notes that a century of agricultural uses has greatly altered Valley vegetation, soils and hydrology; roads in the riparian zone are cited as the greatest human impact upstream of Antelope Valley.

Issues and recommendations contained in the report include: (a) **Water Supply:** A need for additional downstream water to reduce the salinity of Walker Lake in Nevada; (b) **Water Quality:** The West Walker River is on the 303(d) list for sedimentation/siltation. Though much of the sediment load can be traced to the 1997 flood, other factors have

²⁷ Walker River Geographic Response Plan Draft, Mono County, California and Douglas and Lyon Counties, Nevada May 2006. Prepared by: Carson & Walker Rivers Area Committee (CWRAC). Accessed at IM-IRWMP website: <http://inyo-monowater.org/resources/library/> on 3-27-15.

²⁸ Inyo Mono IRWMP., *West Walker River Basin Watershed Assessment*, March 2007: <http://inyo-monowater.org/resources/library/> on 3-27-15.

²⁹ Inyo Mono IRWMP., *West Walker River Watershed Management Plan*, 2007:: <http://inyo-monowater.org/resources/library/>.

contributed including reconstruction of US 395 and other road and building construction. Additionally, nutrients and coliform are assumed to be present in agricultural runoff, microbial contamination of streams is assumed to be caused by careless disposal of human and pet wastes, there is some uncertainty about the long-term effectiveness of household septic systems, and there is potential for contamination from excessive use of fertilizers; (c) **Vegetation Changes:** The risk of catastrophic wildfire is linked to the accumulation of dead fuels and increased density of forests, woodlands, and shrublands. Riparian vegetation has been lost by physical flood damage in Walker Canyon and Antelope Valley, and impacted by livestock access to the West Walker River channel as well as local impacts from the construction and presence of roads, trails, buildings, and recreational facilities. Some wetlands have been drained, filled, and converted to other land uses, while irrigation in Antelope Valley has created or maintained other wetlands. (d) **Watershed problems and risks:** extensive clearing of vegetation and leaf litter for fire safety may lead to accelerated erosion, and some wetlands remain at risk of drainage and conversion to other uses. Knowledge and information gaps cited in the report include:

- Insufficient water quality data to evaluate trends and identify most sources of contaminants.
- The West Walker River watershed sediment budget is insufficiently understood to implement a TMDL program.
- Nutrient cycling, retention, and release on Antelope Valley agricultural lands are insufficiently understood to know whether a significant pollution problem exists and what changes in practices would be most effective.
- Antelope Valley stream-groundwater interactions are insufficiently understood to predict the effects of increased groundwater pumping.
- Long-term reliability of septic systems with respect to contamination of nearby wells and streams is unknown.
- The hydrologic and ecologic effects of climatic variability and potential trends in climate within the watershed are unknown and warrant contingency planning.

The report also recommends specific actions for various agencies, organizations and groups, including 5 specific recommendations for Mono County that are identical to recommendations for the other agencies (except for the recommendation to plan for additional growth in Bridgeport north along SR 182), plus an additional recommendation that small water-supply districts and companies should explore, under county direction, means to establish greater cooperation, coordination and alliances with MCWD.

The West Walker River Watershed Management Plan identifies 6 goals (including for each goal a description of the desired future condition, operational goals and objectives, potential actions and funding sources, potential obstacles and a recommended implementation program). The 6 goals are to (a) Reduce the anthropogenic sediment load of streams; (b) Maintain & improve aquatic habitat along all streams; (c) Reduce threat of catastrophic wildfire; (d) Maintain and improve aquatic habitat of streams; (e) Maintain existing wetlands; and (f) Reduce fecal coliform pollution. The report also recommends specific actions for various agencies, organizations and groups, including 5 specific recommendations for Mono County that are identical (except for the recommendation to plan for additional growth in Bridgeport north along SR 182) to recommendations contained in the East Walker River Watershed Plan; please see Table 4.8-3 above.

Integrated Regional Water Management Plan (IRWMP).²⁰ The IRWMP is a comprehensive program with broad goals that include sustainable use of water, reliable water supplies, improved water quality, environmental stewardship, efficient urban development, sustainable agriculture, and a strong economy. The Inyo-Mono IRWMP is a collaborative effort that includes participation by federal, state and local governments, local tribes and others. The General Plan and IRWMP share common goals that focus on maintaining high water quality and adequate water supply, protecting water-dependent natural resources, ensuring an adequate infrastructure for wastewater and sewer and fire protection needs, stormwater runoff management, and tools to manage groundwater supply, extraction, monitoring and contamination. IRWMP participation enables the County to identify and characterize water resources as well as the pressures that jeopardize long-term water security. The IRWMP also incorporates a process to gather, maintain and monitor data, tools for responsible interagency governance, resource management strategies, financing methods and sources, a

²⁰ Inyo-Mono Regional Water Management Group, DWR, CalTrout, *Integrated Regional Water Management Plan*, October 22, 2014.

detailed implementation plan, a list of specific projects to be pursued, and objectives and policies to achieve the broad goals identified above.

The Inyo-Mono planning region is part of the arid lands of the western states. Because significant runoff waters are exported out of the region, water supplies have long been a limiting factor. The physical geography of the region is exceptional in its diversity (including the highest and lowest points of the lower 48 states), and characterized by little direct precipitation but considerable snowmelt runoff from the Sierra Nevada. The Inyo-Mono IRWM planning region comprises all of Mono and Inyo counties as well as portions of San Bernardino and Kern counties – roughly 15,000 square miles of land area in whole including 8 large watersheds, none of which have a natural ocean outlet. The hydrologic linkages, scale and boundaries of this region facilitate an integrated approach to water resources management, and the Plan specifically notes that the “maximum opportunity for integration” may occur at the level of county government whereby Inyo and Mono Counties take the lead in achieving IRWMP goals. The planning region is wholly contained in the LRWQCB boundaries, and the 2005 Lahontan *Basin Plan* is the foundational reference document for the IRWMP. The IRWMP assumes few major changes in land use and a population growth rate much lower than the state average over the twenty-year plan horizon (through 2034).

Major drainage systems in the region are the Walker and Owens River systems (in Mono County), and the Amargosa river system (Inyo County). The Walker River system flows from the eastern slope of the Sierra Nevada into Nevada where it terminates at Walker Lake. Prior to the construction of the Los Angeles Aqueduct, the Owens River historically terminated at Owens Lake; presently, the Los Angeles Aqueduct is the sole means by which runoff from the region can drain to the Pacific Ocean. Numerous other internally drained basins exist wholly or mostly within the region. Naturally occurring perennial lakes are uncommon except at high elevations in the Sierra Nevada and in the adjacent valleys receiving runoff from the eastern slope of the Sierra Nevada. The largest natural lake in the region is Mono Lake. Surface water is rare and ephemeral in the arid desert basins south and east of Owens Valley.

The 2014 IRWMP indicates that neither Mono nor Inyo Counties have adopted Groundwater Management Plans (which use existing government bodies and authorities to monitor and manage groundwater resources). However, under the Sustainable Groundwater Management Act of 2014, Mono County has prepared a Groundwater Management Plan, as described more fully in the section on Groundwater Management).

Water storage and transfers in the Inyo-Mono IRWM planning area are dominated by the Los Angeles (LA) Aqueduct system, and Los Angeles’ land and water ownership underlie many water management issues in the western part of the Inyo-Mono IRWM planning region. LADWP diversions from the Mono Basin began in 1941 and increased following completion in 1970 of the second Owens Valley aqueduct. Diversions were halted by court order from 1989 to 1994, but resumed in 1995 under SWRCB Decision 1631. Crowley Lake, the main storage in the LA system, was created by construction of Long Valley dam in the early 1940s, and Pleasant Valley Reservoir was built in 1955 to modulate flows released from the hydroelectric facilities in the Owens Gorge. Surface and groundwater exports from Owens Valley to Los Angeles vary greatly from year to year; exports averaged about 356,000 AF between 1970-2011, but have been well below that level since the dry period of 1987 to 1992. Los Angeles’ land and water ownership and extensive infrastructure along the east slope of the Sierra Nevada link many water management issues in the western part of the Inyo-Mono IRWM region and to IRWM planning regions in southern California. Other entities with facilities include SCE (which operates a series of dams and powerhouses on Mill Creek, Lee Vining Creek, Rush Creek, and Bishop Creek), and MCWD (which regulates storage in and discharge from a relatively small lake above Mammoth Lakes).

The climate and hydrology of the Inyo-Mono region comprises two broad zones: eastern Sierra Nevada and northern Mojave Desert. Mono County is entirely contained within the eastern Sierra Nevada zone, most of which has a Mediterranean-type climate (wet, cool winters and warm, dry summers) with little precipitation due to its location on the lee side of the mountains (i.e., the orographic rain-shadow effect). The storm season extends from November through March in most years, with an average of 15-20 storms each winter and frequent extended dry periods. Snow levels above 5-7,000 feet are typical for most winter storms, but the amount of precipitation is highly variable from year to year. Summers tend to be dry and warm except when monsoon patterns support development of convective thunderstorms. Precipitation rates fall rapidly with eastward distance from the crest. Annual precipitation has mean values exceeding 30” above 9,000’ in the Sierra Nevada and tends to decline from north to south. Storms generally

contribute little snowfall after April 1. Water loss to the atmosphere is a large component of the annual water balance of arid watersheds due mainly to low humidity, abundant sun, high air temperatures, and moderate winds. Evapotranspiration in the Mammoth Creek watershed averages 13" annually, with 24" in Mono Basin and 29" in Bridgeport Valley. Open water evaporation is estimated to be in the range of 39-48" per year at Mono Lake, 38" at June Lake, and 20-25" per year at lakes above 9,000 feet.

Studies suggest that both severe floods and extended droughts have occurred in the Inyo-Mono planning area and may recur in response to natural climatic variability and human induced changes in the atmosphere. The most recent glacial advance peaked about 3,000 years ago, with a smaller Little Ice Age between roughly 1300 and 1800 AD. There is strong evidence of severe and persistent drought (140-220 years) in the northern part of the planning area; modern dry spells have been short and wet by comparison. The 1970s and 1980s were marked by a cluster of relatively extreme events, including 5 of the largest and 5 of the smallest snowmelt floods, lending support to theories that extreme events are becoming more common in North America. Changes in the climate of the Sierra Nevada are expected, including rising regional temperatures and declining precipitation.

The IRWMP notes that runoff in the eastern Sierra Nevada is dominated by snowmelt from April through July. Following low discharge during autumn and early winter, the winter snowpack usually begins to accumulate in November, and attains maximum water storage in late March or early April. Streams begin to rise during April with initial snowmelt, and carry sustained high flows through May and into June. Approximately 81% of annual runoff of Mill Creek in the Mono Basin has been attributed to snowmelt, occurring from April through September; the remaining 19% occurs as base flow from October through March.

Water balance is a useful tool for understanding the various quantities of water involved in different parts of the hydrologic cycle within a particular watershed. Water balances show what fraction of incoming precipitation becomes runoff, what fraction is lost to the atmosphere, and what fraction adds to groundwater storage. A coarse water balance of the Walker River basin estimated that 184,700 AF of runoff enter the upper West Walker River and 1,000 AF evaporate before the river enters Antelope Valley, where another 28,700 AF enter and 38,400 AF are lost to evapotranspiration for a net export from Topaz Lake of 174,000 AF. Streamflow in the eastern Sierra Nevada is highly variable over time, as shown in Table 4.8-4.

Stream	Mean	Minimum	Maximum
Convict Creek	26	10	75
Glass Creek	8	2	20
Deadman Creek	6	2	20
Rock Creek	26	13	70
Upper Owens R.	30	15	70

The IRWMP references DWR studies that have identified about 60 distinct groundwater basins in the Inyo-Mono IRWM planning area. Groundwater in the West Walker River basin is found in two relatively distinct portions of the hydrologic system: groundwater that is briefly stored as it flows downslope (most of which ends up as streamflow or is taken up by plants and lost to the atmosphere), and long-term storage in fractured bedrock or in the deep groundwater basins of Antelope Valley, Little Antelope Valley, and Slinkard Valley. The groundwater basins of Antelope and Slinkard store an estimated 160,000-170,000 and 72,000 AF, respectively. Groundwater levels in the Antelope Valley range in depth from 48' to 415'; average depth is about 200.' The County currently reports limited well data from each basin to the California Statewide Groundwater Elevation Monitoring (CASGEM); there is currently no other routine monitoring or reporting of well levels to the state although that may change with the recent Groundwater Management Act requirements. Guesses about the storage capacity of the Bridgeport Valley groundwater basin have ranged from 250,000 to 4,000,000 AF.

Groundwater in the Long Valley caldera of the upper Owens River watershed can be grouped into 3 basic categories: a relatively shallow cold-water system (less than 800'), a shallow thermal system, and a deep thermal system. The cooler waters are of excellent mineral quality while the warmer waters have higher concentrations of dissolved solids. More

than 45 wells have been drilled in the Mammoth Lakes basin since 1976, only one of which yielded good quality water at pumping capacities greater than 200 gpm. Wells drilled since 1987 have been more productive.

The main aquifer for the warm springs at the Hot Creek fish hatchery is a fractured basalt flow. Materials filling the Long Valley caldera include interbedded volcanic rocks and sedimentary deposits. Fractured lava flows tend to be more permeable than poorly sorted sediments. The overall circulation of shallow groundwater is from west to east. An order-of-magnitude estimate of the time required for groundwater to circulate through the system from recharge in the west to discharge at the hot springs along Hot Creek is 100 to 1,000 years.

The Owens Valley groundwater basin has a surface area of just over 1,000 square miles and a productive aquifer about 1,200 feet thick. Total storage capacity has been estimated to be between 30 and 35 million AF. Between 1970 and 1990, groundwater pumping by LADWP averaged 104,000 AFY in the Owens Valley, but the average has dropped to 72,000 AFY since Los Angeles and Inyo County settled litigation over the second aqueduct in 1990. The water table in the Bishop City limits is largely within 10' of the surface.

Community Water Systems (CSDs) and Public Utility Districts (PUDs). Water for domestic, commercial, and agricultural uses is supplied from local groundwater and surface water sources, and there are a number of water providers in Mono County. Many of these providers are small private companies or privately owned systems. Public water systems include those owned and operated by the Birchim CSD (Sunny Slopes), Wheeler Crest CSD, Bridgeport PUD, Lee Vining PUD, June Lake PUD, and the Mammoth Community Water District. Each is briefly described below.

Antelope Valley Water District (AVWD). AVWD is inactive and provides no services at this time; it has no plans for water system improvements or for the provision of future services. AVWD owns no facilities or equipment, but does own a 16' x 668' strip of land running from Meadow Drive to the West Walker River in Walker. Antelope Valley Fire Protection District, which provides fire protection and emergency medical services, is the only other special district in the area. Sewer service and domestic water are provided by individual wells and septic systems, and the Antelope Valley Mutual Water Company provides irrigation water for Valley landowners.

Birchim CSD. Birchim CSD was established in 1963 to provide domestic water services for Sunny Slopes. The BCSD boundaries include about 80 acres of land in the community of Sunny Slopes. Birchim CSD provides water for domestic use and fireflow protection to district residents. Water is obtained from 3 wells on district owned land. Untreated well water is distributed to 71 dwellings through a combination of 4" and 6" pipes. Water use varies by year. In 2008, BCSD's annual water demand was almost 17 mg. BCSD distributes water conservation materials and implements water conservation measures including restrictions on the timing of irrigation and a moratorium on lot splits (including construction of "granny" units). BCSD anticipates adding about 20 more connections in the future. As a Community Service District, BCSD is authorized to provide a wide array of services, including water treatment and distribution, fire protection, mosquito abatement services, parks and recreational services, sewage collection and disposal, snow removal/road maintenance, street lighting, police protection, and library services.

Bridgeport PUD. The district provides water and sewer services to the Bridgeport townsite, Bridgeport Reservoir subdivision and the Evans Tract and also provides contract water and sewer services to the Indian Housing. Bridgeport PUD has nearly 300 water connections and almost 100 sewer connections. As a PUD, the district is authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements.

Hilton Creek CSD. Hilton Creek CSD was established in 1963 to provide sewage collection and disposal for Crowley Lake (Hilton Creek). The community of Crowley Lake is part of a larger area known as Long Valley. As a Community Service District, the Hilton CSD is also authorized to provide a variety of services including sewage collection and disposal, snow removal/road maintenance, mosquito abatement, water treatment and distribution, fire protection, parks and recreational services, street lighting, police protection, and library services.

June Lake PUD. This district serves a full time residential population of about 400 people, and a substantial visitor population (about 2,500 people) in the June Lake community. The district provides water treatment and distribution services to June Lake Village, West Village, and Down Canyon (all located in the district), as well as areas outside of the district including Pine Cliff, Oh! Ridge, and June Lake Junction. The district provides sewer services to June Lake Village, Down Canyon, and the US Forest Service's Silver Lake Tract, and also provide contract sewer services to USFS properties including Pine Cliff Resort, Oh! Ridge campground, June Lake campground, Reverse Creek (Upper) and Lower Gull Lake campgrounds, Silver Lake campground,

Grant Lake Marina and several parking facilities along the June Lake Loop. June Lake PUD also provides mosquito abatement services throughout the June Lake Loop and is authorized (as a PUD) to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, parks and recreation, building for public purposes, and drainage improvements.

Lee Vining PUD. *Lee Vining PUD provides water and sewer services to the Lee Vining townsite. As a PUD, the district is also authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements.*

MCWD. *MCWD serves a full time residential population as well as business and industrial uses and a large visitor population. MCWD provides water and sewer services to USFS facilities and some permittees in the Lakes Basin, to the Sierra Pack Station area, and Sherwin Creek Campground; MCWD provides water service (only) to Shady Rest Park and Mammoth Creek Park. The district has almost 10,000 water connections and 8,500 sewer connections. Connections are listed in "meter equivalency units", where one meter equivalency unit is equal to one single-family residence using a ¾" water meter. Future proposed connections include nearly 5,500 water connections and 9,400 sewer connections. As a county water district, MCWD is authorized to provide electric power, drainage and reclamation of lands within the district, fire protection, and the construction and operation of recreational facilities; under special legislation, MCWD is also authorized to operate a propane gas distribution service (CWC §31013), and a geothermal heating service (CWC §31013.5).*

Wheeler Crest CSD. *Wheeler Crest CSD provides water service to a full- and part-time residential population in the community of Wheeler Crest. The district currently has about 50 water connections in 2 separate water systems. The Hilltop Estates water system serves 14 lots (all developed) in Hilltop Estates. Water from an artesian well in the west end of Swall Meadows is gravity fed to a 7,500-gallon underground reservoir and from there to individual residences. The Lower Swall Meadows water system serves over 80 lots in the Pinon Ranch and Rimrock Ranch subdivisions, of which 35 lots were developed (about half were later damaged or destroyed in the February 2015 Round Fire). The system includes 2 wells, a 100,000-gallon reservoir at the top of Pinon Ranch, a 120,000-gallon reservoir at the top of Rimrock Ranch, and a gravity-fed distribution system with 22 fire hydrants. The district does not serve any areas outside of its boundaries but does donate water for the Wheeler Crest Fire Protection District's training exercises. The district is also authorized to provide water treatment and distribution, sewage collection and disposal, road maintenance, mosquito abatement, fire protection, parks and recreational services, street lighting, police protection, and library services.*

In addition to the public water companies described above, there are a number of mutual water companies with facilities to provide water in Hilton Creek/Crowley Lake, Paradise, Mono City, the Mountain Meadows subdivision at Crowley Lake, the Pine Glade summer home tract adjacent to Sunny Slopes, the White Mountain subdivision in Chalfant, and Virginia Lakes. Areas not served by a community water system or a mutual water system use wells or, in a few cases, draft off a local surface water source. In addition to private wells on residential parcels, there are over 100 small independent governmental and privately-owned and operated water systems throughout the County. These range from systems operated by USFS at its campgrounds, to a private system at Tom's Place.

4.8.3.3 Hydrologic Threats and Hazards

Mono County Flood Risk. *The Mono County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) states that flood hazards are considered to be among the most prevalent natural hazards in Mono County "due to their repeated occurrence, the damage they have caused in the past, and the large number of developed parcels within flood hazard areas." The Safety Element notes that Mono County has three watersheds (the Owens River, Mono Lake, and Walker River drainages) and numerous streams, rivers and lakes that are subject to flooding. Average annual precipitation is 30" at the Sierra Crest and 5-10" further east in the valleys. Historical flooding in the county occurred in the Tri-Valley area during the summer of 1989, and floods in January 1997 caused damage to the Town of Mammoth Lakes, Coleville, Walker, and Topaz in northeastern Mono County. Additionally, flash flooding is reported to have occurred in 1978, 1984, 1986, and 1989 including (in the 1989 event) damage to 50 homes from mudflows as high as 18."*

Dam Failure Hazards. *The Mono County Multi-Hazards Plan defines dam failure as the uncontrolled release of impounded water from behind a dam, and notes that flooding, earthquakes, blockages, landslides, lack of maintenance, improper operation, poor construction, vandalism, and terrorism can all cause a dam to fail. Dam failure causes downstream flooding that can affect life and property. Twenty-one dams are located in Mono County, plus one*

additional dam (Rock Creek Lake dam, which is located in Inyo County) that is upstream of Mono County properties. Table 4.8-5 lists the 22 dams that are in or may affect Mono County properties.

TABLE 4.8-5: Dams and Reservoirs in Mono County

Reservoir	Dam	Acre-Feet ³ Impounded	Stream/River	Owner	Location
Agnew Lake	Agnew	810	Rush Creek	SCE	June Lake
Black Reservoir	Black	185	Black Creek E.	Settlemeyer	Antelope Valley
Bridgeport Resrvr	Bridgeport	42,500	Walker River	WRID	Bridgeport
Crowley Lake	Long Valley	183,000	Owens River	LADWP	Long Valley
Ellery Lake	Rhinedollar	749	Lee Vining Ck	SCE	Lee Vining
Gem Lake	Gem	17,298	Rush Creek	SCE	June Lake
Grant Lake	Grant	47,500	Rush Creek	LADWP	June Lake
Lobdel Lake	Lobdel	640	Desert Creek	Day & Weaver	Antelope Valley
Lower Twin Lake	Lower Twin	2,000	Robinson Creek	Plymouth	Bridgeport
Lundy Lake	Lundy	4,113	Mill Creek	SCE	Mono Basin
Lake Mamie	Lake Mamie	125	Mammoth Ck	USFS	Mammoth
Lake Mary	Lake Mary	125	Mammoth Ck	USFS	Mammoth
Poore Lake	Poore	1,200	Poore Creek	Park Livestock	Antelope Valley
Rock Creek Lake*	Rock Creek	NA	Rock Creek	USFS	Rock Creek Canyon
Saddlebag Lake	Saddlebag	10,077	Lee Vining Ck	SCE	Lee Vining
Sardine Lake	Sardine	385	Walker Creek	LADWP	Mono Basin
Tioga Lake	Tioga	1,254	Lee Vining Ck	SCE	Lee Vining
Twin Lakes	Twin Lakes	150	Mammoth Ck	USFS	Mammoth
Power Plant Pond	Upper Gorge	26	Owens River	LADWP	Long Valley
Upper Twin Lake	Upper Twin	1,500	Robinson Creek	Plymouth	Bridgeport
Waugh Lake	Rush Ck Mdws	5,277	Rush Creek	SCE	June Lake
Walker Lake	Walker	540	Walker Creek	LADWP	Mono Basin

Day & Weaver = E. Day and W.M. Weaver Jr.; SCE = Southern California Edison; LADWP = Los Angeles Department of Water and Power; Settlemeyer = Settlemeyer Ranches Inc. et. al.; Park Livestock = Park Livestock Company; USFS = US Forest Service-Inyo NF; Plymouth = Plymouth Land and Stock Co., et. al.; WRID = Walker River Irrigation District; Rock Creek Lake and Dam are located in Inyo County but would impact Mono County. For more technical information on dams and their drainage areas see: Dams Within Jurisdiction of the State of California (Bulletin 17-93), California Department of Water Resources.

All non-federal dams in California are regulated to prevent failure, safeguard lives and protect property. The supervision is carried out through the Dam Safety Program under the California Department of Water Resources (DWR). The law requires the examination and approval or repair of dams completed prior to August 1929, the approval of plans and specifications for and supervision of construction of new dams and the enlargement, alteration, repair, or removal of existing dams, and the supervision of maintenance and operation of all dams under the state’s jurisdiction. Since 1950, there has been only one dam failure in California, and the Dam Safety Program was revised after that failure to address additional concerns. There have been no previous dam failures in Mono County. The EOP notes that failure of any of the dams located in the county could cause flooding. The greatest threat for dam failure in Mono County occurs in late spring, when Eastern Sierra reservoirs are typically full, and dam failures could also be triggered by large earthquakes, major warm storms that cause a rapid increase in runoff, and lack of proper maintenance or operation. The Mono County *Emergency Operations Plan* (EOP)²¹ characterizes flooding as a frequent natural hazard and identifies 3 types of floods that impact the Mono County area including dam inundation (see above) and flash and riverine floods as described below.

²¹ Mono County, *Emergency Operations Plan*, November 2012.

- **Flash Floods and Alluvial Fan Floods.** Flash floods are localized floods of great volume and short duration caused by heavy rainfall on a relatively small drainage area; they occur in a short timeframe (usually less than 4 hours), and can create mudflows. Flash flooding is often indicated by alluvial fans (triangular or fan-shaped, gently sloping landforms), as seen in the alluvial fans at Millner Creek south of Hammil Valley, and Montgomery Creek in Benton Valley; both areas are considered at increased flash flood risk, as is the Tri-Valley. Flash flooding occurs most often in the spring and summer from seasonal precipitation.
- **Riverine Flooding.** Riverine flooding is the most common type of flood event. It occurs when a watercourse exceeds its 'bank-full' capacity, often as a result of prolonged rainfall or snowmelt in combination with saturated soils. Riverine floods may last from a few hours to many days, and are directly affected by the amount and intensity and distribution of precipitation as well as soil moisture content, channel capacity, seasonal variation in vegetation, snow depth and water-resistance of surface materials. In Mono County, riverine flooding typically occurs from November through April. The LHMP indicates that riverine flooding occurs along West Walker River and East Walker River, June Lake Loop and Old Mammoth Creek.

FEMA has prepared Flood Insurance Rate Maps showing 100-year flood hazard areas (i.e., areas with a 1% probability of flooding in any given year). Community areas most likely to be impacted by a 100-year flood include properties along the East and West Walker Rivers, Reversed Creek, and Spring Canyon Creek. Areas in these high hazard zones include Antelope Valley, Bridgeport Valley, the June Lake Loop, and the Tri-Valley area. A 1990 survey by the county found 352 buildings (216 residential structures) located in flood zones within the county. The 1990 survey identified only structures located within the FEMA 100-year floodplain. More recent data developed using the County's GIS system and new FEMA maps show 879 developed parcels located in flood zones in the county and in the town. The assessment identified structures in the FEMA 100-year floodplain (predominantly residential parcels, with large areas of developed agriculture, and limited commercial and mixed use parcels) as well as structures in a 250 foot buffer floodplain area.

Past flooding in the county has caused extensive damage to property, roads, and resource values. Flash flood events occurred in the Tri-Valley in 1978, 1984, 1986, and 1989, causing mudflows down the alluvial fan slopes of the White Mountains, causing damage to roads, agricultural lands, and structures. Flooding in the Walker River Basin in January, 1997, caused extensive damage along the West Walker River in the Walker River Canyon and in the communities along the West Walker River in the Antelope Valley. After the Walker River flood in January, 2001, Mono County identified repetitive loss properties along the Walker River and acquired a number of those properties (11 parcels in Walker, 4 in Mountain Gate, and 1 in Topaz). Floods in January 1997 caused damage to the Town of Mammoth Lakes, Coleville, Walker, and Topaz in northeastern Mono County. Additionally, flash flooding is reported to have occurred in 1978, 1984, 1986, and 1989 including (in the 1989 event) damage to 50 homes from mudflows as high as 18".

The most-recent serious flooding in the county occurred in the Tri-Valley area during the summer of 1989, when rains carried heavy sediment loads from the alluvial fan slopes of the White Mountains into community and agricultural areas. The areas of special flood hazard were identified by FEMA in a 2012 report entitled "*Flood Insurance Study for the County of Mono*," that included a Digital Flood Insurance Rate Map; however, because the report did not provide thorough information regarding base flood elevations, alluvial fans and mudflow hazards, the *Safety Element* concluded that it was of limited use for local development review and planning purposes. The County has identified a significant need to update the flood hazard maps of community areas where these deficiencies exist and where development pressures are greatest (including the Antelope Valley, June Lake, and Tri-Valley areas, as well as Crowley Lake). Six critical facilities are located in flood hazard zones:

- Walker Senior Center;
- California Highway Patrol in Bridgeport;
- June Lake Fire Department;
- June Lake Community Center;
- Mammoth Fire Station; and
- Sheriff's Substation south of Mammoth.

Climate Change. In 2009, a number of agencies convened under the Department of Interior, EPA and the Council on Environmental Quality (the 'Task Force') to analyze and identify key concepts and actions required to ensure that water resources in the US are managed to support adaptation to a changing climate. During their study, the Task Force developed a series of specific recommendations and actions to support planning and management for climate change risks to freshwater resources. Themes emphasized in this report reinforce findings contained in the IRWMP and SNC

reviews including (a) warmer temperatures that will increase precipitation in the form of rain instead of snow, (b) earlier melting of snowpacks, (c) decreases in the size of snowpacks, (d) earlier runoff, and (e) reduced water supply reliability. The report referenced a finding of the U.S. Global Change Research Program (USGCRP) that snowpack reductions will be largest in lower elevation mountains of the Pacific Northwest and California (where snowfall occurs at temperatures close to the freezing point); the report also forecasts with a relatively high level of confidence that California, Nevada and Utah will experience an overall 10-20% reduction in runoff, coupled with more intense storms including a 9% increase in heavy rainfall events in California. Table 4.8-6 summarizes recommendations and actions outlined in the National Climate Action Plan,²² many of which are to be implemented at the federal and state level.

TABLE 4.8-6: Interagency Climate Change Task Force Freshwater Management Recommendations & Actions	
RECOMMENDATIONS AND ACTIONS	
Recommendation 1: <i>Establish a Planning Process</i>	Action 1 Establish a planning process with the capability to identify priority adaptation actions and promote their implementation
	Action 2 Establish an organizational framework to promote effective management of water resources in a changing climate
Recommendation 2: <i>Improve Water Resources and Climate Change Information for Decision-making</i>	Action 3 Strengthen data for understanding climate change impacts on water resources
	Action 4 Create a program to align "hydroclimatic" statistics with today's climate and anticipate future changes
	Action 5 Implement surveillance system for tracking waterborne disease/health threats relevant to climate change
	Action 6 Provide coastal states/communities with information to identify areas likely to be inundated by sea level rise
Recommendation 3: <i>Strengthen Assessment of Vulnerability of Water Resources to Climate Change</i>	Action 7 Establish interagency effort to expedite implementation of the newly developed wetlands mapping standard
	Action 8 Publish guidance on the use of modeled projections for water resources applications
	Action 9 Develop a Federal internet portal to provide info on water resources & climate change
	Action 10 Develop a pilot climate change vulnerability index for a major category of water facilities
	Action 11 Continue development of tools and approaches that build capacity for water institutions to conduct vulnerability assessments and implement appropriate responses
Recommendation 4: <i>Expand Water Use Efficiency</i>	Action 12 Assess vulnerability of watersheds/aquatic systems in National Forests & Grasslands
	Action 13 Promote free & open access to authoritative climate change science & water resources data
	Action 14 Develop nationally consistent metrics for water use efficiency in key sectors
Recommendation 5: <i>Support Integrated Water Resources Management</i>	Action 15 Consider making water use efficiency an explicit consideration in the revision of Principles and Standards for water resources projects and in the new NEPA guidance on climate change
	Action 16 Enhance coordination among current Federal water efficiency programs and create a "toolbox" of key practices
	Action 17 Work with States and interstate bodies (e.g., river basin commissions) to provide assistance needed to incorporate IWRM into their planning and programs, paying particular attention to climate change adaptation issues
	Action 18 Revise Federal water project planning standards to address climate change
	Action 19 Work with States to review flood risk management and drought management planning to identify "best practices" to prepare for hydrologic extremes
	Action 20 Develop benchmarks for incorporating adaptive management into water project designs, operational procedures, and planning strategies

²² Interagency Climate Change Adaptation Task Force, *National Action Plan, Priorities for Managing Freshwater Resources in a Changing Climate*. October 2011

Recommendation 6: <i>Support Training and Outreach to Build Response Capability</i>	Action 21 Establish a core training program on climate change science for local, Tribal, and State water resources managers
	Action 22 Focus existing youth outreach programs on climate change and water issues
	Action 23 Engage Water Resources Research Institutes at land grant colleges in climate change adaptation research
	Action 24 Increase graduate level fellowships in water management and climate change

4.8.3.4 Surface and Storm Water Drainage²³

Mono County completed a *Capital Facilities Plan* in 2005 that included a Storm Drainage Master Plan for the June Lake and Hilton Creek areas. The analysis determined that the Hilton Creek and Whisky Creek watersheds cover an area of about 15.5 square miles. Annual average precipitation is 24.5” and 18” for Hilton and Whisky Creeks, respectively; the overall average precipitation for all watersheds entering Crowley Lake is 14.3 inches per year. Existing drainage facilities in the Hilton/Whisky Creek area include drop inlet culvert structures, small culverts (18-30”, comprising the majority of area culverts), and large culverts (36”+, are present in 4 of the stream crossings studied).

The June Lake watershed covers an area of about 14.5 square miles with three major drainage watershed components: June Lake, Gull Lake and Reversed Creek. Annual average precipitation in this area is about 27” inches. Existing facilities in the June Lake area include drop inlet culvert structures, small culverts (18-30”, comprising the majority of area culverts), and large culverts (36”+, present in 6 of the stream crossings studied).

The Town of Mammoth Lakes is the only area in Mono County with a formal *Master Plan of Drainage*.²⁴ The plan notes that there are two watershed basins in the Town: the southern part of the community drains the Lakes Basin to Mammoth Creek, and the northern part drains Mammoth Mountain and lands from Meridian Blvd. northward to Murphy Gulch. During high runoff periods, Murphy Gulch eventually flows into Mammoth Creek. The Master Plan divides the basins into 13 sub-areas for analysis: 5 in the southern area, and 8 in the northern area. Storm water runoff flow were developed for the 20-year and 100-year flows. Existing facilities in each drainage area were evaluated for flow capacity, street capacity, and existing flooding problems. In areas where there are existing channels, pipes and streets the facilities were reviewed for a 20-year storm. The added capacity of the street was considered for the 100-year storm events. The *Plan* recommended that the Town implement high priority improvements including new storm drain pipes and assessment of the condition of CMP (corrugated metal drainage pipes), as well as second priority system improvements and general water quality recommendations that included enforcement of BMPs and use of retention and detention basins in construction and for groundwater recharge.

Storm Drain improvements outside of Mammoth Lakes are limited. June Lake Village has a limited storm drain system (catch basins, grates and culverts) that was constructed by Caltrans,²⁵ and limited storm drain systems/facilities have been developed for projects approved under specific plans, including the Highlands in June Lake and the Sierra Business Park on US 395 across from the Mammoth Yosemite Airport. Lee Vining and Bryant Field Airport facilities both have improvements to divert flows off the runways. Storm runoff in other areas of the County either percolates into the ground or flows into nearby streams.

4.8.4 REGULATORY SETTING

4.8.4.1 Federal Regulations

Clean Water Act. The Clean Water Act of 1972 (CWA) is the primary federal law that governs and authorizes water quality control activities of the U.S. Environmental Protection Agency (EPA), the lead federal agency responsible for

²³ Mono Co. Public Works, *Capital Facilities Plan by Service Category*, Sept. 2005. Prepared by Stantec Consulting and Charles Long & Associates.

²⁴ Town of Mammoth Lakes, 2005 Storm Drain Master Plan Update, prepared by Boyle Engineering. May 2005. Mammoth Lakes Website: <http://www.ci.mammoth-lakes.ca.us/DocumentCenter/Home/View/569>.

²⁵ Mono County, June Lake MEA, 2002; obtained at Mono County website: http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/1745/june_lake_master_environmental_assessment_2002.pdf

water quality management; EPA water quality regulations are published in the Code of Federal Regulations, Volume 40 (40 CFR). The CWA sets water quality standards, permit requirements, discharge monitoring requirements, and tools to manage polluted runoff all of which are intended to restore and maintain the chemical, physical, and biological integrity of surface waters. EPA, the federal agency with primary authority for implementing CWA regulations, has delegated to California the authority to implement and oversee most of the CWA programs through the Porter-Cologne Water Quality Control Act of 1969 described below (under State Regulations).

Water Quality Criteria and Standards. CWA §303 requires states to adopt water quality standards for all surface waters of the United States. As defined by the CWA, the standards consist of two elements: (1) designated beneficial uses for surface water bodies, and (2) criteria that protect the designated uses. §304(a) requires EPA to publish advisory water quality criteria that reflect the latest scientific understanding of health and welfare impacts that may result from the presence of pollutants in water. Where multiple uses exist, water quality standards must protect the most sensitive use. §303(d) mandates the creation of a list of waterbodies and associated pollutants that exceed water quality criteria.

National Pollutant Discharge Elimination System Permit Program (NPDES). The NPDES permit program was created to regulate municipal and industrial discharges to surface waters of the US. Federal NPDES permits regulate municipal waste discharges and nonpoint source stormwater runoff. NPDES permits generally identify effluent and receiving water limits for pollutants contained in the discharge; prohibitions on discharges not allowed under the permit; and actions required of the discharger (such as industrial pretreatment, pollution prevention, self-monitoring, etc.). NPDES permit discharge prohibitions and limitations for wastewater treatment plants are intended to maintain public health and safety, protect receiving water resources, and safeguard designated beneficial uses. In November 1990, EPA published regulations establishing NPDES permit requirements for municipal and industrial stormwater discharges. Phase I of the permitting program applied to municipal discharges in urban areas (population over 100,000 persons) as well as stormwater discharges from a variety of industrial activities, including general construction, if the project impact area is than 5 acres. Phase II regulations, effective as of March 2003, required NPDES permits for projects between 1 and 5 acres, and also required small municipality areas (up to 100,000 persons) to develop stormwater management programs. The program is implemented by the Regional Boards; Mono County is part of the Lahontan Region (Region 6), as discussed further under State Regulations.

Section 401 Water Quality Certification or Waiver. CWA §401 requires applicants for a §404 permit (to discharge dredged or fill material into waters of the US) to obtain a certificate stating that the fill is consistent with state water quality standards and criteria. In California, the authority to grant water quality certification or waive the requirements is delegated by the SWRCB to the nine regional boards.

Federal Antidegradation Policy. Antidegradation implementation by the States is based on a set of procedures to be followed when evaluating activities that may impact the quality of the waters of the United States. The federal antidegradation policy incorporates a set of procedures to be followed when assessing activities that may impact the quality of waters of the US. The policy directs states to adopt a statewide policy that includes the following primary provisions: (1) water quality standards to protect existing in-stream uses; (2) protection of high water quality waters (i.e., better than required) unless the state finds that allowing lower water quality is necessary for important local economic or social development; and (3) protection of waters of exceptional recreational or ecological significance.

Safe Drinking Water Act. EPA administers the Safe Drinking Water Act (Public Law 93-523), to regulate contaminants of concern to domestic water supply which are defined as contaminants that pose a public health threat (primary standards) or alter the aesthetic acceptability of the water (secondary standards). The regulations apply to treated water supplies delivered to a distribution system. The maximum allowed contaminant levels (MCLs), as well as the process for setting these standards, are reviewed triennially. EPA has delegated to the California Department of Public Health (CDPH) the responsibility for administering California's drinking-water program. In turn, CDPH is accountable to EPA for program implementation and for adopting standards and regulations that as or more stringent than those developed by EPA. The applicable state primary and secondary MCLs are set forth in CCR Title 22 (Division 4, Chapter 15, Article 4), discussed more fully under the discussion of State Regulations.

§303(d) Impaired Waters List. CWA §303(d) requires states to develop lists of impaired water bodies – i.e., those that would not attain water quality objectives even after routine treatment by point source dischargers (municipalities and industries). For these water bodies, §303(d) requires the state to develop a total maximum daily load (TMDL) for the contributing pollutants. The TMDL is the amount of loading that the water body can receive to comply with water quality objectives, as well as a plan to reduce total loading of the pollutant(s) of concern (from all sources) in order to comply with the water quality objectives. The TMDL must include an analysis demonstrating the link between loading reductions and attainment of water quality objectives. EPA must either approve a state's TMDL or issue its own. NPDES permit limits for listed pollutants must comply with the waste load allocation prescribed in the TMDL.

Federal Emergency Management Agency (FEMA). FEMA administers the National Flood Insurance Program (NFIP) which offers subsidized flood insurance to communities that comply with the FEMA objective to limit development in floodplains; Mono County is a participant in the NFIP. FEMA also issues Flood Insurance Rate Maps (FIRMs) to identify land areas that are subject to flooding, provide flood information and identify flood hazard zones. FEMA sets flood protection design standards with a minimum protection level for a flood that would occur, on average, once in 100 years (the '100-year flood'). NFIP participants must also meet mandated floodplain management criteria. FEMA is also responsible for updating the FIRMs in conjunction with the local agencies that participate in the NFIP.

National Flood Insurance Program (NFIP). The NFIP was created through the National Flood Insurance Act of 1968 with three fundamental purposes: to better indemnify individuals for flood losses through insurance; to reduce future flood damages through State and community floodplain management regulations; and to reduce federal expenditures for disaster assistance and flood control. Although the Act originally allowed provision of subsidized flood insurance for existing structures, FEMA later adopted regulations to make the provision of flood insurance contingent on local adoption of floodplain regulations.

Executive Order 11988 (Floodplain Management). Executive Order 11988 addresses floodplain issues related to public safety, conservation, and economics. It generally requires federal agencies operating in a floodplain (i.e. constructing, permitting, or funding a project in a floodplain) to avoid incompatible floodplain development, comply with NFIP standards and criteria, and restore and preserve natural and beneficial floodplain values.

Flood Disaster Protection Act (FDPA). The FDPA of 1973 was developed in response to shortcomings of the NFIP (shortcomings that became evident during the 1972 flood season) with new provisions prohibiting any Federal assistance (acquisition, construction, financial) within the delineated floodplains of non-participating NFIP communities. The changes also mandated that participating communities carry flood insurance for all acquisitions or developments in Special Flood Hazard Areas (SFHAs), and established standards for improvements, construction, and developments within SFHAs. The new standards included lowest floor and building elevations at or base flood elevation (BFE) or flood-proofed to that elevation, design of foundations and enclosure walls using special openings (to control the entry and exit of flood waters) and flood resistant materials capable of withstanding hydrostatic flood pressure, and restrictions on the use of enclosed areas below the BFE (for parking, access, or storage).

Disaster Relief Act of 1974 and Stafford Act of 1988. The Disaster Relief Act of 1974 expanded the assistance the federal government could provide to individuals, states, and local communities suffering from disasters, including preparedness program, grants, disaster declarations, disaster relief programs and loans to local government to compensate for revenue losses. FEMA was subsequently established in 1979 through Executive Order 12127. To improve the efficiency of state and federal-level involvement, Congress amended the Disaster Relief Act in 1988 by passing the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The Stafford Act constitutes the statutory authority for most Federal disaster response activities especially as they pertain to FEMA (Federal Emergency Management Agency) and FEMA programs. The Stafford Act includes disaster housing and community development programs unique to FEMA, as well as various relief programs administered under the Housing and Urban Development Department (HUD).

U.S. Army Corps of Engineers (USACE). USACE is generally associated with dams, canals and flood protection in the US, but also manages public works projects world-wide. USACE issues permits, under CWA §401 and §404, for the discharge of dredged or fill material into waters of the US, including wetlands, and for water supply projects that involve

instream construction, such as dams and diversion structures. USACE also is responsible for flood control planning and assisting state and local agencies with the design and funding of local flood control projects. The determination of whether an area is a wetland, and applicable permit requirements, is made by the appropriate Corps District Office (Mono County is part of the Southern California Area Office located in Palmdale). The Corps uses 3 wetlands characteristics to make wetland determinations (vegetation, soil, and hydrology), and all three characteristics must be present unless the area has been altered or involves a rare natural situation.

Federal Agency Climate Change Adaptation Planning. The 2010 *Progress Report of the Climate Change Adaptation Task Force* recommended that agencies integrate adaptation into routine planning to optimize resource investment and ensure that Federal programs remain effective in a changing climate. The Council on Environmental Quality (CEC) issued implementing instructions in March 2011, including a requirement that agency-specific climate change adaptation plans be published by June 2012. The effort will be guided by the *National Action Plan* for freshwater resources.

Flood Control Act of 1936. The Flood Control Act authorized civil engineering projects such as dams, levees, dikes, and other flood control measures through the USACE and other Federal agencies. It is one of a number of Flood Control Acts passed on a regular basis by the United States Congress. FCA 1936 placed Federal flood control investigations and improvements under the jurisdiction of the War Department (precursor of the Department of Defense), and it put watersheds, waterflow retardation, and soil erosion prevention under the Department of Agriculture. In whole, the Flood Control Act of 1936 established an enormous commitment by the federal government to protect people and property on approximately 100 million acres. Since 1936, Congress has authorized the Corps of Engineers to construct hundreds of miles of levees, flood walls, and channel improvements and approximately 375 major reservoirs. These engineering projects today comprise an infrastructure rivaled only by the highway system.

4.8.4.2 State Regulations

Sustainable Groundwater Management Act of 2014 (SGMA). The SGMA is a framework for sustainable management of groundwater supplies by local authorities, with a limited role for state intervention only if necessary to protect the resource. The Act requires the formation of local groundwater sustainability agencies (GSAs) to assess conditions in their local water basins and adopt locally-based management plans. The Act allows a 20 year time frame for GSAs to implement the plans and achieve long-term groundwater sustainability. It protects existing surface water and groundwater rights and does not impact current drought response measures. Designed to ensure that future water supplies are reliable, the SGMA is part of a larger, comprehensive water plan for California that includes investments in water conservation, water recycling, expanded water storage, safe drinking water, wetlands and watershed restoration. The legislation lays out a 4-step process and timeline for local authorities to achieve sustainable management of groundwater basins, and also provides tools, authorities and deadlines to take the necessary steps to achieve the goal:

- Step 1: Local agencies must form local groundwater sustainability agencies (GSAs) within two years.
- Step 2: Agencies in basins deemed high- or medium-priority must adopt groundwater sustainability plans (GSPs) within five to seven years, depending on whether a basin is in critical overdraft.
- Step 3: Local agencies have 20 years to fully implement their plan and achieve the sustainability goal.
- State role: The SWRCB may intervene if locals do not form a GSA and / or fail to adopt and implement a GSP.

Assembly Bill 162 (AB 162). This bill requires that General Plan Land Use Elements identify and annually review areas that are subject to flooding as identified in FEMA maps or by the Department of Water Resources (DWR). The bill also requires that the Conservation Element identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for groundwater recharge and stormwater management, and that the Safety Element provide information about flood hazards and establish comprehensive goals, policies, and objectives to protect the community from the unreasonable risks of flooding.

Assembly Bill 70 (AB 70). AB 70 requires a local government to share in the state's liability for flood damages when that local agency's actions increased the state's exposure to flood damages (i.e., as a result of approving new development without considering flood risks). AB 70 imposes the shared liability on the basis of "regulatory liability" wherein local governments have liability only if they fail to do something the law requires. AB 70 gives discretion to the courts to

require a city or county to contribute a fair and reasonable share of the property damage (but not including personal injury damages) caused by a flood if certain conditions are met. The contribution amount is tied to the extent to which the city or county has increased the state's exposure to liability.

Senate Bill 610 (SB 610). PRC §21151.9 and Water Code §10910 et seq. require preparation of "water supply assessments" for large developments, defined as projects of 500+ residences, 500,000+ sf of retail commercial space, or 250,000+ sf of office commercial space. The assessments are to be prepared by public water systems to address whether adequate water supplies are or will be available to serve proposed projects in addition to existing supply commitments and other potential development demands. SB 610 does not include General Plans as projects subject to its requirements, and thus SB 610 is not directly applicable to the current RTP/General Plan Update. However, the requirements would potentially apply to individual future projects proposed under the Draft RTP/General Plan update. Where a WSA concludes that insufficient supplies are available, the WSA must lay out steps that would be required to obtain the necessary supply. WSA content requirements include identification of the existing and future water suppliers and quantification of water demand and supply by source in 5-year increments over a 20-year horizon for average normal, single-dry, and multiple-dry years. The absence of an adequate current water supply does not preclude project approval, but does require the lead agency to address the water supply shortfall in its approval findings, at which time the additional requirements of SB 221 would take effect (see discussion below).

Senate Bill 221 (SB 221). SB 221 requires that a local water agency be notified by a city or county of any proposed residential subdivision with more than 500 units within 5 days of application acceptance as complete. It establishes requirements for determining whether a sufficient water supply exists to support the project, even where the project involves a development agreement. SB 221 applies to the approval of tentative maps for more than 500 residences. Cities and counties must require water supply verification as a condition of project approval; the verification must be completed prior to final map approval and must demonstrate that there is a sufficient water supply for the newly created residential lots, including consideration of effects on other users of water and groundwater.

State Water Resources Control Board (SWRCB). The primary responsibility for protection of water quality in California rests with the SWRCB (also known as the State Board) and 9 Regional Water Quality Control Boards. The State Board sets statewide policy for implementing state and federal laws and regulations, and the Regional Boards adopt and implement Water Quality Control Plans (*Basin Plans*) to address regional differences in water quality, beneficial uses, and water quality problems associated with human activities. Mono County is in the Lahontan Region (LRWQCB), which extends from the Oregon border to the northern Mojave Desert and includes all of California east of the Sierra Nevada crest. Most waters of the North Lahontan region (including Mono County) drain into closed basins that were previously part of Lake Lahontan. Waters of the South Lahontan Basin drain into closed basin remnants of prehistoric lakes. The LRWQCB Board is a 7-member decision making body appointed by the Governor. There are two regional offices (South Lake Tahoe and Victorville). Other California agencies with jurisdiction over water quality regulation include the Department of Public Health (CDPH, for drinking-water regulations), the Department of Pesticide Regulation, the Department of Fish and Wildlife (CDFW), and the Office of Environmental Health and Hazard Assessment.

California Government Code (CGC). The Senate and Assembly bills identified above have resulted in various changes and additions to the California Government Code. Key sections require that revised safety elements must include maps of any 200-year flood plains and levee protection zones within the planning area; lands having inadequate flood protection (as determined by FEMA or DWR) must be excluded from land identified as suitable for urban development within the planning area. In Mono County, FEMA has prepared a 200-year floodplain map for Tri-Valley area, and the Tri-Valley Area Plan policies stipulate that new residential subdivisions shall be approved only when adequate services are available.

Potential Flooding-Dam Inundation Act. This act requires owners of dams to prepare maps showing potential inundation areas in the event of dam failure. A dam failure inundation zone is different from a flood hazard zone under the National Flood Insurance Program (NFIP). NFIP flood zones are areas along streams or coasts where storm flooding is possible from a "100-year flood." In contrast, a dam failure inundation zone is the area downstream from a dam that could be flooded in the event of dam failure due to an earthquake or other catastrophe. Dam failure inundation maps

are reviewed and approved by the California Office of Emergency Services (OES). Sellers of real estate within inundation zones are required to disclose this information to prospective buyers

Porter-Cologne Water Quality Control Act. The Porter-Cologne Act is California's statutory authority for the protection of water quality. Under the act, the state must adopt water quality policies, plans, and objectives that protect the state's waters for the use and enjoyment of the people. The act sets forth the obligation of the SWRCB and RWQCBs to adopt and periodically update Basin Plans, required by both the CWA and Porter-Cologne Act, to establish beneficial uses, water quality objectives, and implementation programs for each of the nine regions in California. The act also requires waste dischargers to notify the RWQCBs of their activities through the filing of reports of waste discharge (RWDs) and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements (WDRs), NPDES permits, §401 water quality certifications, and other approvals. RWQCBs also have authority to waive RWDs and/or WDRs requirements for broad categories of "low threat" discharge activities that have minimal potential for adverse water quality effects when implemented according to prescribed terms and conditions.

Water Quality Control Plan for the Lahontan Basin ('Basin Plan'). The Lahontan RWQCB is responsible for a region that includes over 700 lakes, 3,170 miles of streams and 1,581 square miles of ground water basins, with 12 major watersheds (known as "hydrologic units") in the North Lahontan Basin and 3 major surface water systems (Mono Lake, Owens River, and Mojave River watersheds) in the South Lahontan Basin. Most high elevation waters have very good or excellent quality, though soils and waters of the Sierra Nevada have low buffering capacity for acids and the lakes and streams are sensitive to acidification due to deposition of pollutants from urban areas. Many desert waters have naturally high concentrations of salts and minerals (such as arsenic and selenium), and these threats to beneficial uses can be aggravated by geothermal and agricultural discharges, ground water overdraft which concentrates salts, and disposal of stormwater under conditions where it is unlikely to receive adequate treatment by soils and vegetation. The LRWQCB website notes that careful consideration of the relationships between water quality and water quantity will be needed in future planning due to concerns that include projected population increases and associated demands for water, possible future water shortages (due to drought, global climate change, and contamination of some water supplies by toxic substances), and increasing awareness of the environmental values associated with natural water volumes in streams, lakes, wetlands and ground water aquifers. The Basin Plan contains specific narrative and numeric water quality objectives for a number of physical properties (e.g., temperature, dissolved oxygen, turbidity and suspended solids), biological constituents (e.g., coliform bacteria), and chemical constituents of concern including inorganic parameters and trace metals and organic compounds. Water quality objectives for toxic priority pollutants (i.e., select trace metals and synthetic organic compounds) are included in the Basin Plan and the California Toxics Rule described below. LRWQCB is also involved with the Sierra Business Council in the Rivers and Ranches Project, a water quality improvement project designed for private lands impacted by grazing operations (see additional discussion for the Sierra Business Council, under Local Regulations).

California Toxics Rule. In 2000, EPA set numeric water quality criteria for priority toxic pollutants and other water quality standards to be applied to waters in the state of California. EPA took this step based on a determination that numeric criteria are necessary in California to protect human health and the environment. The rule fills a gap in California water quality standards that was created in 1994 when a state court overturned the state's water quality control plans containing water quality criteria for priority toxic pollutants. Since that time, the State of California has been without numeric water quality criteria for many priority toxic pollutants required by the Clean Water Act. These federal criteria are legally applicable in the State of California for inland surface waters, enclosed bays and estuaries for all purposes and programs under the Clean Water Act.

State Nondegradation Policy. In 1968, the SWRCB adopted the Nondegradation Policy as a means to maintain the high-quality waters in California. The Nondegradation Policy states that the disposal of wastes into state waters shall be regulated so as to achieve the highest water quality consistent with maximum benefit to the people of the state and so as to promote the peace, health, safety, and welfare of the people of the state. The policy prescribes the following: Where the existing quality of water is better than required under existing water quality control plans, such quality would be maintained until it has been demonstrated that any change would be consistent with maximum benefit to the people of the state and would not unreasonably affect present and anticipated beneficial uses of such water. Any activity which produces waste or increases the volume or concentration of waste and which discharges to existing high-quality waters

would be required to meet waste discharge requirements which would ensure (1) pollution or nuisance would not occur and (2) the highest water quality consistent with the maximum benefit to the people of the state would be maintained.

California Water Conservation Act. Senate Bill X7-7, enacted in 2009, requires all water suppliers to increase water use efficiency. The legislation is divided into two sectors -- Urban Water Conservation and Agricultural Water Conservation. For urban area, the legislation sets an overall goal of reducing per capita water use by 20% by the end of 2020, with interim goals and enforcement tools to achieve this reduction. Agricultural suppliers are required to adopt agricultural water management plans by the end of 2012, to update those plans by the end of December 2015, and every 5 years thereafter, with enforcement tools to achieve the planned reductions. An urban water supplier is defined as a water supplier (publicly or privately owned), that provides more than 3,000 AF of water annually at wholesale for potable municipal purposes; an agricultural water supplier is a supplier (public or private) that provides water to 10,000 or more irrigated acres (excluding recycled water) and includes distributions for resale to customers. The act applies to regional water resources including stormwater, recycled water, desalination from brackish water, and conjunctive use of surface water and groundwater to maintain safe yield.

Urban Water Management Act. The 1983 California Urban Water Management Planning Act requires each urban water supplier serving more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare, adopt and update its urban water management plan at least once every five years on or before December 31, in years ending in 5 and 0. The plan describes and evaluates sources of water supply, including groundwater; projected water needs; conservation; implementation strategy and schedule. In Mono County, only the Mammoth Community Water District is subject to these requirements, as discussed below under local regulations.

Title 22 Standards. Water quality standards are enforceable limits that identify the designated beneficial uses of water and establish criteria (i.e., numeric or narrative limits) to protect those beneficial uses. The Porter Cologne Act identifies municipal and domestic supply as a "beneficial use" including surface water and groundwater that must be protected against water quality degradation. Maximum contaminant levels, MCLs, components of the drinking water standards adopted by CDPH pursuant to the California Safe Drinking Water Act, are set forth in CCR Title 22, Div. 4, Chapter 15 (Domestic Water Quality and Monitoring). CDPH is also responsible for secondary drinking water standards, established primarily for reasons of consumer acceptance (i.e., taste) rather than because of health issues. Drinking water MCLs are directly applicable to water supply systems "at the tap," i.e. at the point of use by consumers in their home, office, etc., and are enforceable by CDPH and the Mono County Health Department. California MCLs, both Primary and Secondary, are directly applicable to groundwater and surface water resources when they are specifically referenced as water quality objectives in the pertinent Basin Plan. In such cases, MCLs become enforceable limits by the State and Regional Water Boards. Regional Water Boards may also apply more stringent limits to protect all beneficial uses. When fully health protective, MCLs may also be used to interpret narrative water quality objectives prohibiting toxicity to humans in water designated as a source of drinking water in the Basin Plan.

Consumer Confidence Reports. CCR Title 22 requires all public water systems to prepare a Consumer Confidence Report for distribution to customers and to the DHS. The Report provides information about the quality of potable water provided by the water system. It also includes information on water sources, any contaminants detected in the water, the maximum contaminants levels set by regulation, violations and actions taken to correct them, and opportunities for public participation in decisions that may affect the quality of the water provided.

California Department of Health Services (DHS). The DHS Division of Drinking Water and Environmental Management regulates public water systems, certifies drinking water treatment and distribution operators, and provides support for small water systems including subsidized funding for water system improvements under the State Revolving Fund ("SRF") and Proposition 50 programs. The Drinking Water Program also oversees water recycling projects, permits water treatment devices, supports and promotes water system security, and oversees the Drinking Water Treatment and Research Fund for MTBE and other oxygenates.

Irrigated Lands Regulatory Program. Water discharges from agricultural operations in California include irrigation runoff, flows from tile drains, and stormwater runoff. These discharges can affect water quality by transporting pollutants, including pesticides, sediment, nutrients, salts (including selenium and boron), pathogens, and heavy

metals, from cultivated fields into surface waters. Many surface water bodies are impaired because of pollutants from agricultural sources. Groundwater bodies have suffered pesticide, nitrate, and salt contamination. The Irrigated Lands Regulatory Program (ILRP) was initiated in 2003 to regulate agricultural discharges and prevent such discharges from impairing receiving waters.

California Department of Water Resources (DWR). DWR is responsible for preparation of the California Water Plan, management of the State Water Project (SWP), regulation of dams, provision of flood protection, and other functions related to surface water and groundwater resources. These other functions include helping water agencies prepare their UWMPS, which are discussed in §4.13 “Public Services and Utilities.”

Recycled Wastewater Requirements. Wastewater recycling in California is regulated under Title 22, Division 4 of the California Code of Regulations under the jurisdiction of CDPH. The intent of these regulations is to ensure protection of public health associated with the use of recycled water. Title 22 regulations establish acceptable levels of constituents in recycled water for a range of uses and stipulate means for ensuring reliability in the production of recycled water. Recycled water is commonly utilized for non-potable uses throughout the state and is an effective means of maximizing use of water resources in water-short communities. CDPH has jurisdiction over the distribution of recycled wastewater and the enforcement of Title 22 regulations. The RWQCB is responsible for issuing waste discharge requirements (including discharge prohibitions, monitoring, and reporting programs). The RWQCB is also responsible for user re-use requirements associated with the implementation of wastewater reclamation projects. Title 17, Division 1 of the California Code of Regulations establishes requirements for protection of potable water systems where there is a potential for cross-contamination with recycled water.

4.8.4.3 Local Regulations

Sierra Business Council. In collaboration with LRWQCB and U.C. Davis, the Sierra Business Council has established the Rivers and Ranches Project^{26 27} to monitor water bodies that may be impacted by grazing operations on private lands, and to assist landowners in implementing management practices to reduce pollutant discharges to surface waters from grazing operations. Participating watersheds in Mono County include Walker River and the Owens River. Project activities include microbial source tracking and monitoring of enteric pathogens and bacterial indicators in order to identify sources of pollution, and collaborating with landowners to provide financial and technical assistance for implementation of sustainable grazing management practices. The program also includes education and outreach for K-12 students in coordination with Future Farmers of America.

Mono County Environmental Health Department. The Environmental Health Department provides program implementation in all environmental health disciplines. Services include planning, inspections, enforcement, and public education in the regulation of food establishments, sewage disposal facilities, water systems, well construction, swimming pools, recreational health facilities, occupied housing, underground storage facilities, solid waste facilities, land use development, rabies and vector control, and the management of hazardous wastes and materials.

Public Works Land Clearing, Earthwork and Drainage Facilities Ordinance. This ordinance (known as the Mono County Grading Ordinance) regulates development activities to prevent erosion and damage to off-site property.

4.8.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offer the following criteria for determining the significance of impacts to hydrology and water quality. A project would have a potentially significant impact on hydrology if it would:

- a) Violate any water quality standards
- b) Violate any wastewater treatment or discharge requirements or require new wastewater treatment facilities.

²⁶ <http://sierrabusiness.org/what-we-do/projects/336-rivers-and-ranches-project>

²⁷ LRWQCB website: http://www.swrcb.ca.gov/rwqcb6/publications_forms/publications/prop84fs.pdf

- c) Have insufficient groundwater or surface water supplies available to sustainably serve General Plan land uses from existing entitlements, facilities and resources.
- d) Alter existing drainage patterns in a manner that would result in substantial erosion, siltation, flooding or polluted runoff.
- e) Place housing or structures in a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam
- g) Expose people or structures to inundation by seiche, tsunami, or mudflow

4.8.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.8(a): Would implementation of the proposed RTP/General Plan Update violate any water quality standards?

POTENTIALLY SIGNIFICANT ADVERSE IMPACTS. Approval and implementation of the *Draft RTP/General Plan Update* would allow many types of actions (grading, excavation, removal of vegetation cover, and related construction activities) that have potential to increase runoff, erosion, and sedimentation and thereby adversely impact water quality. Projects that would disturb one or more acres of soil (including projects that would disturb less than one acre but are part of a larger development that in total disturbs one or more acres) must develop and implement a Storm Water Pollution Prevention Plan (SWPPP) under the General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activities subject to this permit include clearing, grading and disturbances to the ground such as stockpiling and excavation (but do include regular maintenance activities). The SWPPP depicts construction site perimeters, drainage patterns, existing and proposed structures, lots, roadways, and storm water collection and discharge points, and must also list the Best Management Practices (BMPs) that will be used to protect storm water runoff and the placement of those BMPs. The SWPPP must also set forth a visual monitoring program, a chemical monitoring if there is a failure of BMPs, and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.²⁸

Two additional programs have been established in California to manage stormwater discharges. The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4s). MS4 permits were issued in two phases. Under Phase I, which started in 1990, LRWQCB adopted NPDES storm water permits for medium (100,000-250,000 residents) and large (250,000+ residents) municipalities. Most of these permits are issued to a group of Co-permittees encompassing an entire metropolitan area. In 2003, as part of Phase II, the SWRCB issued a General Permit for the Discharge of Storm Water from Small MS4s to provide permit coverage for municipalities with populations under 100,000 (including non-traditional Small MS4s such as military bases, public campuses, and hospital complexes). The Phase II Small MS4 General Permit covers Phase II Permittees statewide. The Phase II Small MS4 General Permit was renewed and became effective during 2013.²⁹

The Industrial Storm Water General Industrial Permit is an NPDES permit that regulates discharges associated with 10 broad categories of industrial activities. This permit requires implementation of management measures that meet best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) standards. The General Industrial Permit also requires development of a SWPPP and a monitoring plan. The SWPPP identifies sources of pollutants and describes how the sources will be managed to reduce storm water pollution. The General Industrial Permit currently requires that an annual report be submitted each July 1. New regulations that become effective on July 1, 2015 require electronic applications and reporting. Group monitoring is allowed for some

²⁸ http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml

²⁹ http://www.swrcb.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

types of industrial facility operators.³⁰ All future projects affecting 1+ acres of land are required by the SWRCB to prepare an SWPPP that includes project specific best management measures to control drainage and erosion.

On a long term basis, many activities and developments allowed under the proposed *RTP/General Plan Update* would have potential to impact waters of the state. Concerns would center on the introduction into state waters of constituents that are associated with urban runoff including sediments, petroleum hydrocarbons, pesticides, fertilizers, and some heavy metals such as lead, zinc, and copper. These pollutants tend to accumulate during dry months, and are often carried in comparatively high concentrations during the early portion of the wet season (a phenomenon generally referred to as the “first flush” of storm events). Development activities will increase the amount and type of runoff generated by increasing the area of impervious surfaces, increasing the volume of runoff pollutants, and increasing the amount of nutrients and other chemicals washed from developed and landscaped areas. Activities that may have potential

As noted in Table 4.8-2 (§303D Impaired Water Bodies), there are a number of water bodies in Mono County that are included in Category 5 (indicating that standards are not being met and a TMDL is required but not yet prepared), including water bodies in or near the communities of Bridgeport and Bodie, Long Valley and Crowley Lake, Mammoth and Paradise. As discussed in EIR §4.1 (Land Use) Impact 4.1(a), most of the changes proposed in the *Draft 2015 RTP/General Plan Update* are, in terms of the 2001 *General Plan*, comparatively minor and a direct result of fine-tuning made possible with use of GIS and polygon analysis, as well as repeal of the Conway Ranch Specific Plan, General Plan Amendments approved since 2001, and refinements to planning area designations and boundaries. Relative to existing population levels, however, both the existing and the proposed *RTP/General Plan* would allow for substantial growth. The level of development contemplated in the *Draft RTP/General Plan Update* will have a significant potential to contribute to further impairment of these already impaired water bodies through added sediment and nutrient loading from short-term erosion during construction, and long-term erosion from cut/fill slopes and vehicle travel over unpaved surfaces, wastewater disposal systems, fertilizers and other point and nonpoint source discharges. Based on prior communications from LRWQCB, increased sediments and nutrient loads to tributaries of Bridgeport Reservoir would be considered particularly significant and adverse in terms of direct and cumulative long-term effects of development.

In its comments on the NOP, LRWQCB made special note of the adverse impacts of hydromodification, including stream channel instability, degraded water quality, changed recharge processes, degraded aquatic habitat, and potential separation of a stream channel from its floodplain. LRWQCB recommended that the County identify existing sources of hydromodification and develop mitigation measures & guidelines to protect floodplains and channels from encroaching development. This has been included as a recommendation in the summary of mitigating policies and actions.

Permits issued by LRWQCB or by the SWRCB may be required for a wide range of activities associated with General Plan Implementation. Potential permit requirements include:

- Construction of landfills, landfill cells, or changes in waste accepted at currently operating landfills may require a revision to existing Waste Discharge Requirements (WDRs) or new WDRs; no changes may be made to operations at existing landfills until and unless the WDRs are revised (please see EIR §4.13, Public Services and Utilities, for discussion of landfills);
- Land disturbance of more than 1 acre may require a Clean Water Act (CWA) §402(p) stormwater permit, including a National Pollution Discharge Elimination System (NPDES) General Construction Stormwater Permit, Water Quality Order (WQO) 2009-0009-DWQ from the Water Board, or an individual stormwater permit from the Lahontan Water Board;
- Discharge of low threat wastes to surface waters including diverted stream flows, construction and/or dredge spoils, dewatering and well construction and hydrostatic testing discharge may be subject to discharge and monitoring requirements under NPDES General Permit, Limited Threat Discharges to Surface Waters, Board Order R6T-2008-0023;

³⁰ http://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml

- Streambed alteration and/or discharge of fill material to a surface water, including water diversions, may require a CWA §401 water quality certification for impacts to waters of the U.S., or dredge and fill WDRs issued by the Water Board.

LRWQCB also notes that some waters of the State are isolated from waters of the US. Determinations of the jurisdictional extent of waters of the U.S. are made by the U.S. Army Corps of Engineers; projects that have potential to impact surface waters require the appropriate jurisdictional delineations; results will indicate whether the impacts are regulated under CWA §401 or through dredge and fill WDRs. Issues associated with jurisdictional delineation and streambed alteration are addressed in EIR §4.5, Biology.

As indicated in the baseline overview, Mono County is a participating agency in the comprehensive Inyo-Mono Integrated Regional Water Management Plan. The coordination of *Draft RTP/General Plan* policies with the IRWMP has been a priority for the County, as strongly recommended by LRWQCB in its comment letter, and Mono County has prepared a detailed summary that shows how IRWMP plan objectives and management strategies are proposed to be incorporated into the County's ongoing planning effort. Table 4.8-7 presents the detailed comparison of IRWMP and County objectives and strategies.

TABLE 4.8-7. Integration of IRWMP Strategies into County General Plan Policies	
Inyo-Mono IRWMP Plan Objectives and Management Strategies	Mono County General Plan Policies and Goals
<p>Objective 1: Protect, conserve, optimize & augment water supply while maintaining ecosystem health</p> <p>1.1. Improve water supply reliability. 1.2. Improve system flexibility and efficiency. 1.3. Support compliance with current and future state and federal water supply standards. 1.4. Address local water supply issues through techniques including, but not limited to: groundwater recharge, conjunctive use of water supplies, water recycling, water conservation, water transfers, precipitation enhancement. 1.5. Optimize existing storage capacity. 1.6. Conserve and adapt water uses to future conditions. 1.7. Capture and manage runoff where feasible. 1.8. Incorporate and implement low-impact development design features, techniques, and practices. 1.9. Promote public education on water supply issues/needs. 1.10. Promote planning efforts to provide emergency drinking water to communities in the event of a disaster. 1.11. Promote water efficiency in fish hatcheries. 1.12. Protect water supplies that support public recreational opportunities.</p>	<p>Water Resources & Water Quality Goal 1: Ensure the availability of adequate surface and groundwater resources to meet existing and future County domestic, agricultural, recreational and natural resource needs</p> <p>Objective A: Develop a comprehensive countywide water resource database</p> <p><u>Policy 1:</u> Compile baseline data on the basic components of hydrologic units within the county. <i>Action 1.1:</i> Cooperate with relevant agencies and organizations to develop and maintain a comprehensive hydrologic record of local hydrologic units. <i>Action 1.2:</i> Study the feasibility of utilizing the existing permitting system for new wells in Mono County as a method to gather information on the depth of the local water table and water use. <i>Action 1.3:</i> Work with local water providers, LADWP, Tri-Valley Groundwater Management District and resource agencies to calculate water budgets for each hydrologic unit in the county. <i>Action 1.4:</i> Work with local water providers, LADWP, Tri-Valley Groundwater Management District & resource agencies to develop water management plans for hydrologic units in the county.</p>
<p>Objective 2: Protect, restore, enhance water quality</p> <p>2.1. Support achieving compliance with current and future state and federal water quality standards. 2.2. Improve the quality of urban, agricultural, and wildland runoff and/or mitigate their effects in surface waters and groundwater. 2.3. Support monitoring to better understand major sources of erosion and causes and, where feasible, reduce erosion and sedimentation. 2.4. Protect public health and aquatic ecosystem sustainability.</p>	<p>Water Resources & Water Quality Goal 1: Ensure the availability of adequate surface and groundwater resources to meet existing and future County domestic, agricultural, recreational and natural resource needs</p> <p>Objective B: Identify, secure adequate water for future local domestic needs while maintaining natural resources</p> <p><u>Policy 1:</u> Assist and encourage the developed and developing areas of Mono County and local special districts to secure additional water rights within local water basins as necessary for the orderly growth of local communities.</p>

<p>2.5. Match water quality to water use. 2.6. Support appropriate recreational programs that minimize and/or mitigate impacts to water quality.</p>	<p><u>Policy 2:</u> Encourage the preparation of water management plans by local water providers. <i>Action 2.1:</i> Assist special districts in securing available grant monies for water management planning. <u>Policy 3:</u> Encourage the USFS and the BLM to assist local communities in securing the water resources necessary to accommodate community demands, particularly those demands that directly and indirectly result from increased activities on adjacent federal lands. <i>Action 3.1:</i> Review and comment on development proposals on federal lands and require full environmental review on out-of-drainage transfers. <u>Policy 4:</u> Encourage the consolidation of small water providers to increase operational and service efficiency. <i>Action 4.1:</i> Where feasible require new developments to be served by existing water providers in lieu of new service entities. <u>Policy 5:</u> Future development projects shall avoid potential significant impacts to local surface & groundwater resources or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through CEQA. <i>Action 5.1:</i> Future development projects with the potential to significantly impact surface or groundwater resources shall assess any potential impacts prior to project approval... <u>Policy 6:</u> Limit development to a level that can be reasonably supported by available local water resources. <i>Action 6.1:</i> Require development projects to obtain "will serve" letters from applicable service agencies. <i>Action 6.2:</i> For areas not served by an existing water system, require future development projects to demonstrate, prior to permit issuance, that sufficient water exists to serve both domestic and fire flow needs of the development and that use of that water will not deplete or degrade water supplies in the area, or adversely impact natural resources. <i>Action 6.3:</i> 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.</p>
<p>Objective 3: Provide stewardship of water dependent natural resources</p> <p>3.1. Protect, restore, and enhance natural processes, habitats, and threatened and endangered species. 3.2. Protect, enhance, and restore ecosystems. 3.3. Support science-based projects to protect, improve, assess, and/or restore the region's ecological resources, while providing opportunities for public access, education, and recreation where appropriate. 3.4. Support research and monitoring to better understand the impacts of water-related projects on environmental resources. 3.5. Identify, develop, and enhance efforts to control invasive species</p>	<p>Water Resources and Water Quality Goal 1: Ensure the availability of adequate surface and groundwater resources to meet existing and future County domestic, agricultural, recreational and natural resource needs</p> <p><u>Objective C: Promote water conservation programs.</u></p> <p><u>Policy 1:</u> Develop and implement water conservation programs for Mono County government operations. <u>Policy 2:</u> Water-intensive development proposals shall include water conservation measures as a condition of project approval. <u>Policy 3:</u> Work with local water providers to implement water conservation programs in local communities. <u>Policy 4:</u> Encourage effective water conservation programs for communities outside Mono County that benefit from water resources originating in the county, including recycled water projects where feasible. <u>Policy 5:</u> Support efforts by parties in the Mono Lake litigation to secure monies made available by AB 444 to provide replacement water supplies for LA and permanently protect Mono Lake.</p>

<p>Objective 4: Maintain and enhance water, wastewater, emergency response and power generation infrastructure and reliability</p> <p>4.1. Promote rehabilitation and replacement of aging water and wastewater delivery and treatment facilities in rural communities, including tribal lands.</p> <p>4.2. Ensure adequate water for fire protection and emergency response.</p> <p>4.3. Promote and improve energy efficiency of water systems and uses.</p> <p>4.4. Support water use efficiency in power generation.</p> <p>4.5. Provide for development and improvement of emergency response plans.</p>	<p>Objective D: Protect the Public Trust values of the water resources of Mono County.</p> <p><u>Policy 1:</u> Encourage & support agencies responsible for reviewing water rights applications to consider the effects of existing/ proposed water diversions on interests protected by the Public Trust.</p> <p><i>Action 1.1:</i> If necessary, file formal protests with the SWRCB when the County determines that granting a water rights application would be harmful to Public Trust values.</p> <p><i>Action 1.2:</i> Require water projects that may impact Public Trust values to avoid or mitigate those potential adverse impacts.</p> <p><u>Policy 2:</u> Oppose any legislative or regulatory efforts to undermine or weaken protection afforded to county water resources by the Public Trust.</p>
<p>Objective 5: Address climate variability and reduce greenhouse gas emissions</p> <p>5.1. Increase understanding of GHG emissions resulting from water operations and management.</p> <p>5.2. Increase understanding of impacts of climate change on water supplies and water quality.</p> <p>5.3. Manage and modify water systems to respond to increasing climate variability.</p> <p>5.4. Support efforts to research and implement alternative energy projects and diversify energy sources to move and treat water within the region.</p> <p>5.5. Support efforts to reduce greenhouse gas emissions in the region.</p> <p>5.6. Support assessment and mitigation of water-related impacts of renewable and non-renewable energy projects.</p> <p>5.7. Promote public education about impacts of climate change, particularly as it relates to water resource management in the region.</p>	<p>Objective E: Protect local water users & biological resources from the adverse effects of out-of-basin water transfers.</p> <p><u>Policy 1:</u> Regulate out-of-basin water transfers from private lands in the unincorporated area of the county, in accordance with the following actions.</p> <p><i>Action 1.1:</i> Where not preempted by state law, require a water transfer permit from the Mono County Planning Commission for out-of-basin water transfers.</p> <p><i>Action 1.2:</i> Applications for permits for out-of-basin water transfers shall be submitted to the county Planning Division and shall include the following information: (a) point of extraction; (b) amount of extraction; (c) nature and location of conveyance facilities. Applications for water transfer permits shall include a processing fee, together with applicable environmental fees.</p> <p><i>Action 1.3:</i> Applications for groundwater export projects shall obtain a Groundwater Transfer permit, which requires the assessment of the potential impacts of the project prior to project approval in accordance with CEQA....</p> <p><u>Policy 2:</u> Implement Groundwater Transfer Ordinance; consider other local mechanisms to regulate groundwater exports.</p> <p><i>Action 2.1:</i> Initiate the process, via state legislation, to establish additional local Groundwater Management Districts (GWMDs) or to expand the existing GWMD to regulate out-of-basin groundwater transfers in appropriate areas of the county.</p> <p><u>Policy 3:</u> Oppose federal & state legislation and regulations that provide preferential status to out-of-county water appropriators or allow for increased water diversions from Mono Co.</p>
<p>Objective 6: Promote participation of small and disadvantaged communities, including tribes, in IRWM process to identify and work towards meeting their needs</p> <p>6.1. Engage regional communities and tribes in collaborative water and natural resource management related efforts.</p> <p>6.2. Provide assistance for tribal and DAC consultation, collaboration, and access to funding for development, implementation, monitoring, and long-term maintenance of water resource management projects.</p>	<p>Objective F: Promote the restoration and maintenance of Mono Lake, tributary streams, and downstream areas of the aqueduct system in Mono County, including Grant Lake, Upper Owens River, Crowley Lake, and Owens River Gorge.</p> <p><u>Policy 1:</u> Work with the appropriate agencies to develop and implement a comprehensive water management plan for Mono Basin and downstream areas, including assurances that Mono Lake and the local aqueduct system are managed in a manner that protects the ecological and fisheries values of the Mono Basin and downstream areas of the aqueduct system.</p> <p><i>Action 1.1:</i> Support SWRCB Decision 1631 requiring minimum flows to raise Mono Lake level over 6,391' above mean sea level by 2014.</p>

<p>6.3. Promote public education and training programs in disadvantaged communities and tribal areas about water resource protection, pollution prevention, conservation, water quality, watershed health, and climate change.</p> <p>6.4. Promote social resilience in disadvantaged communities and tribes to more effectively respond to social, economic or environmental disturbances impacting water-related resources.</p>	<p><i>Action 1.2:</i> Support management of the aqueduct system that avoids drastic fluctuations in stream flows.</p> <p><i>Action 1.3:</i> Ensure that any comprehensive water management plan developed as per Policy 1, above, is consistent with the USFS's existing Comprehensive Management Plan for the Mono Basin National Forest Scenic Area.</p> <p><i>Action 1.4:</i> Manage Crowley Reservoir to protect the fishery and recreational opportunities at the reservoir.</p> <p><i>Action 1.5:</i> Manage Upper Owens River to protect fishery quality.</p>
<p>Objective 7: Promote sustainable stormwater and floodplain management to enhance flood protection</p> <p>7.1 Characterize current stormwater and flood management situations and challenges.</p> <p>7.2 Promote region-wide integrated stormwater and flood management planning.</p> <p>7.3 Improve existing stormwater and flood management infrastructure and operational techniques/strategies.</p> <p>7.4 Promote projects and practices to protect infrastructure and property from flood damage.</p> <p>7.5 Integrate ecosystem enhancement, drainage control, and natural recharge into construction projects.</p> <p>7.6 Develop and implement public education, outreach, advocacy on stormwater and flood management matters</p>	<p>Objective G: Reestablish streams impacted by diversions in the Mono Basin and Long Valley hydrologic units with flows adequate to support fish populations, riparian habitat, and associated recreational and scenic values.</p> <p><u>Policy 1:</u> Support efforts to establish minimum flows in all streams impacted by water diversions. In establishing minimum stream flows, allow for appropriate flushing flows as needed.</p> <p><i>Action 1.1:</i> Review technical documents prepared for Mono Basin, Upper Owens, and Crowley Lake areas in order to provide input to the LADWP's water management plan on an annual basis.</p> <p><u>Policy 2:</u> Provide land use controls that facilitate the restoration of impacted stream channels and adjacent areas.</p>
<p>Objective 8: Promote sound groundwater monitoring, management and mitigation in cooperation with all affected parties.</p> <p>8.1 Support and implement state-mandated groundwater and surface water monitoring requirements, and other groundwater monitoring efforts.</p> <p>8.2 Promote efforts to monitor, manage, and mitigate effects of groundwater-dependent projects.</p> <p>8.3 Develop and support projects that mitigate for the effects of groundwater extraction.</p> <p>8.4 Protect and improve the quality and quantity of stored groundwater supplies and recharge areas.</p> <p>8.5 Promote conjunctive use projects.</p> <p>8.6 Identify existing gaps in groundwater and surface water quantity data and undertake appropriate assessments/ characterization studies.</p> <p>8.7 Collect data and monitor groundwater and surface water supply variability.</p> <p>8.8 Promote efforts to manage/design groundwater projects so that future impacts requiring mitigation are avoided.</p>	<p>Water Resources and Water Quality Goal 2: Protect the quality of surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.</p> <p><u>Objective A:</u> Preserve, maintain, and enhance surface and groundwater resources to protect Mono Co. water quality and water dependent resources from adverse effects of development or degradation water dependent resources.</p> <p><u>Policy 1:</u> Future development projects shall avoid potential significant impacts to water quality in Mono Co., or mitigate impacts to a level of non-significance unless a statement of overriding considerations is made through the EIR process.</p> <p><i>Action 1.1:</i> Future development projects with potential to impact water quality significantly shall assess potential impact(s) prior to project approval... In areas determined by County to be of special significance, such an analysis and associated mitigations may be required even if the proposed project conforms to water quality standards established by the LRWQCB for the project area...</p> <p><u>Policy 4:</u> Establish buffer zones where recharge occurs, including adjacent to surface waters and riparian areas.</p> <p><i>Action 4.1:</i> Amend the General Plan to specify uses and setback requirements from recharge, riparian, and wetland areas. Continue to enforce setback requirements from surface waters.</p> <p><i>Action 4.2:</i> Establish policies for management of county wetlands.</p> <p><i>Action 4.3:</i> Develop Special Area Management Plans in cooperation with the U.S. Army Corps of Engineers for the Bridgeport Valley and Long Valley, as well as other wetland regions of the county.</p> <p><u>Policy 5:</u> Control the release of storm water so that runoff from sites in recharge zones does not increase in volume or leave the site more rapidly than it would under natural conditions.</p>

	<p><i>Action 5.1:</i> Update Grading Ordinance to specify that developers may be required to provide hydrologic studies assessing pre- and post-development runoff.</p> <p><i>Policy 6:</i> Drill holes, such as those that are used for mining, geothermal development & water development, shall be abandoned & plugged in conformity to state requirements for the protection of groundwater resources and public health and safety.</p>
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The IRWMP policies listed above will substantially reduce the potential for future violations of water quality standards, and the Mono County *RTP/General Plan* update includes many additional policies and actions that, when implemented, will reduce potential for water pollution, and protect and enhance natural storm drainage and water quality features, as outlined in the section below. Several of the policies were developed in response to comments received from LRWQCB as well as recommendations contained in watershed management plans prepared by Inyo-Mono Integrated Regional Water Management Program. LRWQCB encouraged the county to (1) incorporate elements of the IRWMP that promote watershed management, avoid and minimize the effects of hydromodification, and encourage recycling and reuse (see Table 4.8-7, and Alternative 4 in EIR §6.3.2), (2) establish and incorporate specific LID implementation strategies (please see *Conservation and Open Space Element* policy 4.A.8.e, which states: “*Subject to the availability of County resources, provide education and advice on LID measures that could be incorporated into project designs*”), and encourage recycling and reuse into the 2015 *General Plan Update*. In response,

The policies and actions noted above and provided in Table 4.8-10 (at this end of this EIR section) will substantially reduce the potential for violation of water quality standards, as will the enforcement of federal and state regulations for the protection of water quality and beneficial uses. However, the level of growth allowed in the *Draft RTP/General Plan Update* would have significant potential to further degrade Mono County water bodies that are already impaired, and to contribute to impairment of other water bodies that are not currently included in list of Category 5 impaired waters. And although serious penalties are available as disincentives for noncompliance, neither the state nor the federal agencies has sufficient resources at hand to reliably and consistently enforce requirements of the Clean Water Act. Thus the policies and actions outlined below will reduce potential impacts, but the **potential for significant adverse impacts will remain**. The reader is referred to §4.5 (Geology, Soils and Minerals), Impact 4.5-2 for discussion of potential impacts and mitigating measures and policies pertaining to erosion.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL FOR WATER QUALITY VIOLATIONS**

Please refer to Table 4.8-10 in Appendix D

<p>IMPACT 4.8(b): Would the project jeopardize compliance with wastewater treatment requirements of the Lahontan Regional Water Quality Control Board, or require or result in the construction of new wastewater treatment facilities or expansion of existing facilities?</p>
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POTENTIALLY SIGNIFICANT ADVERSE IMPACT. As noted in the baseline overview, 5 Mono County communities are served by formal community sewer systems including Bridgeport (served by Bridgeport PUD), Lee Vining (Lee Vining PUD), June Lake (June Lake PUD), and Crowley (the Hilton Creek CSD); the Town of Mammoth Lakes is fully sewered and also has access to recycled water provided by Mammoth Community Water District. Development elsewhere in the County uses private or community septic systems. Community sewer systems are generally adequate to meet future service demands. In areas not served by sewer systems, development may be limited by requirements pertaining to septic disposal. The Lahontan Regional Water Quality Control Board's water quality regulations have set a maximum of two dwelling units per acre in areas which have community water systems but which require individual septic systems. As a result, the minimum lot size in such situations is slightly over 20,000 square feet. The minimum lot size when both

individual septic and water systems are required is 40,000 square feet. In some areas in the County where individual lots are 7,500 square feet, these requirements essentially make it necessary to have more than one lot to build a house.

The Lahontan Regional Water Quality Control Board (LRWQCB) has indicated that water quality problems in the Lahontan Region (discussed more fully in EIR §4.8, Hydrology) are largely due to nonpoint sources including (among others) individual wastewater disposal systems. Poorly designed and poorly constructed systems will not function properly, and can result in the pollution of ground- and/or surface waters. Accordingly, LRWQCB has established stringent prohibitions to govern the discharge of wastes, including a regionwide prohibition against (a) the discharge of waste which causes violation of any narrative water quality objective (including the Nondegradation Objective), (b) the discharge of waste which causes violation of any numeric water quality objective, and (c) the discharge of waste that would further degrade an existing violation of a numeric or narrative water quality objective. The *Basin Plan* also contains area-specific prohibitions, grouped by watersheds. Area-specific prohibitions in Mono County are listed in Table 4.8-8, and can be viewed online (see *Basin Plan* Figures 4.1-11 (page 4.1-23) through 4.1-19 (page 4.1-30)) at http://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/docs/ch4_implementplans.pdf.

TABLE 4.8-8. Area-Specific Discharge Prohibitions in Mono County

<p>The discharge of waste to surface water, including sewage or sewage effluent, is prohibited in the following locations:</p> <ul style="list-style-type: none"> (a) Mill Creek and Lee Vining Creek watersheds (b) Rush Creek watershed above the outlet from Grant Lake (c) The Owens River and its tributaries upstream of Crowley Lake above elevation 7,200 feet (d) The Owens River and its tributaries downstream of Crowley Lake above elevation 5,000 feet <p>An exemption to this prohibition may be granted whenever the Regional Board finds (based on geologic and hydrologic evidence presented by the proposed discharger) that the discharge of waste to surface waters will not, individually or collectively, directly or indirectly, adversely affect water quality or beneficial uses.</p>
<p>The discharge of waste from existing leaching or percolation systems is prohibited in the following areas:</p> <ul style="list-style-type: none"> (a) Rush Creek watershed above the outlet of Grant Lake (b) Mammoth Creek watershed above elevation 7,650', including the drainage area of Mammoth Lakes community. <p>An exemption to this prohibition may be granted whenever the Regional Board's Executive Officer finds (based on geologic and hydrologic evidence presented by the proposed discharger) that the continued operation of septic tanks, cesspools, or other means of waste disposal in a specific area will not, individually or collectively, directly or indirectly, adversely affect water quality or beneficial uses, and that the sewerage of such area would have a damaging effect upon the environment.</p>
<p>The discharge of waste from new leaching and percolation systems is prohibited in the following areas (For this prohibition, new systems are any installed after May 15, 1975):</p> <ul style="list-style-type: none"> (a) Rush Creek watershed above the outlet from Grant Lake (b) Mammoth Creek watershed upstream of the confluence of Sherwin and Mammoth Creeks (d) Mammoth Creek watershed, including the drainage area of the community of Mammoth Lakes, and the Sherwin Creek watershed upstream of the confluence of Sherwin and Mammoth Creeks <p>An exemption to this prohibition may be granted whenever the Regional Board's Executive Officer finds (based on geologic and hydrologic evidence presented by the proposed discharger) that leaching system disposal will not, directly or indirectly, individually or collectively, result in a pollution or nuisance, or other adverse effects to water quality or beneficial uses.</p>
<p>The discharge of waste within the following described area from new or existing leaching or percolation systems is prohibited (For this prohibition, new systems are any installed after May 15, 1975):</p> <p style="padding-left: 40px;">The area commonly known as the Hilton Creek/Crowley Lake communities included within the W/2, SW/4, Section 25, E/2, SE/4 and the SW/4, SE/4 and the S/2, SW/4 of Section 26, N/2, NE/4, NE/4, Section 34, N/2, NW/4 and the N/2, SE/4, NW/4 and the W/2, NE/4, Section 35, T4S, R29E, MDB&M.</p> <p>An exemption to the prohibition against discharge of waste from new septic/leaching systems may be granted by the Regional Board's Executive Officer after presentation by the proposed discharger of geologic and hydrologic evidence and an acceptable engineering design which sufficiently demonstrate that the use of the proposed leaching system will not, of itself or in conjunction with the use of other systems in the area, result in a pollution or nuisance, or other adverse effects to water quality or beneficial uses. An exemption to the prohibition against discharge of waste from existing septic/leaching systems may be granted by the Regional Board's Executive Officer after presentation by the discharger of geologic and hydrologic evidence that the continued use of an existing leaching disposal system will not, individually or collectively, result in a pollution or nuisance, or other adverse effects to water quality or beneficial uses.</p>

As discussed in EIR §4.8 (impact 4.8-2), several areas of Mono County are currently water limited and other areas are likely to encounter water supply limitations in future years. A number of Mono County waters are shown on the 303(d) list of impaired water bodies (including Bodie Creek, Bridgeport Lake and Reservoir, Crowley Lake, Easter Walker River below Bridgeport Reservoir, Hilton Creek, portions of Mammoth Creek, Rock Creek and Swauger Creek). And quite a few Mono County community areas rely on groundwater supplies for which safe yield is unknown, and other communities rely on groundwater that does not meet drinking water standards and must be blended or treated, often at significant cost, to become potable. The areas of greatest concern would include the East and West Walker River Basins, the June Lake Area of the Mono Basin, the Upper Owens River Basin (Long Valley) and the Tri-Valley area. All of these areas are subject to waste system prohibitions as outlined in Table 4.13-6, and all are shown in the existing and proposed *General Plan Land Use Element* for substantial development (relative to baseline conditions). Yet only two of these areas (June Lake and Crowley) are currently served by a formal community sewer system. The remaining areas rely on septic discharges.

The considerations above indicate that both the existing *Land Use Element* and the proposed *RTP/General Plan Update* have potential to jeopardize compliance with wastewater treatment requirements of the LRWQCB, and both also have potential to require construction of new wastewater treatment facilities or expansion of existing facilities. Impacts are thus considered to be **potentially significant and adverse**. As outlined in *Basin Plan Appendix C*, LRWQCB has developed detailed criteria for septic tank disposal systems; the criteria can be accessed at: http://www.waterboards.ca.gov/lahtontan/water_issues/programs/basin_plan/docs/app_c.pdf.

**RTP/GENERAL PLAN POLICIES & ACTIONS, AND SUPPLEMENTAL MITIGATION,
TO MINIMIZE PROBLEMS OF WASTE DISCHARGES AND TREATMENT**

Please refer to Table 4.8-10 in the Appendix

SUPPLEMENTAL WASTE DISCHARGE MITIGATION RECOMMENDATIONS:

1. It is recommended that the County formalize policies consistent with LRWQCB recommendations for controlling the problems associated with septic systems including (a) reevaluate and update the adequacy of existing local regulations for installation and maintenance of septic systems, including applicable criteria from *Basin Plan Appendix C*; (b) continue to limit the use of septic systems on small-lot, higher density developments; (c) encourage alternative waste treatment systems; and (d) encourage and support funding for wastewater treatment plants in outlying areas where water quality problems and/or population density require wastewater collection and treatment.

IMPACT 4.8(c): Would sufficient water supplies be available to sustainably serve the project from existing entitlements, facilities and resources, including groundwater and surface water resources?
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POTENTIALLY SIGNIFICANT ADVERSE IMPACTS. MEA Chapter XIII (Hydrology, the source for much of the discussion in this section) notes that the County has conducted numerous watershed assessments in recent years that have contributed to the body of existing data, although the studies do not cover the county in its entirety and gaps remain. Groundwater conditions in Mono County are discussed below, based on the available data.

West Walker River Basin. Individual wells provide residential water throughout the Antelope Valley. Agricultural lands in California and in Nevada are irrigated with water that is diverted from the West Walker River, and flows are also diverted from Slinkard, Lost Cannon, Deep and Molybdenite creeks and the Little Walker River for agricultural use. There is a considerable amount of private undeveloped land upstream of Antelope Valley along the Walker River Canyon, in the Sonora Junction area, and upward toward Burcham Flat and Fales Hot Springs. Although these areas are (and would remain) subject to large minimum parcel sizes, the county has determined that water resources could be impacted if these areas are eventually developed to maximum allowed densities.

Local planning policies for the Antelope Valley are aimed at preserving agriculture over residential development. However, the Valley anticipates increasing development pressures. The County estimates that existing water supplies in this area would be adequate to serve future growth consistent with the proposed *RTP/General Plan Update*. However, the LAFCO MSR identifies lack of long-term reliable water supply as a direct impact on the ability of AVFPD to provide fire suppression service, and concludes that the FPD's capacity to serve new development will be contingent on the development of a long-term dedicated water supply.³¹ Since surface waters of the Walker River are already over-allocated, prospects for future agricultural development using surface water are limited to what could be achieved through increased irrigation efficiency, which may be considerable given the MEA observation that existing irrigation systems are based on relatively inefficient flood irrigation.³² Additional groundwater pumping would also support some agriculture development, but the safe yields of would-be agriculture wells is not known. (The reader is also referred to discussion in §7 of the potential cumulative effects of a proposed Water Transfer Project that would restore to Nevada some portion of the West Walker River flows that were diverted to Mono County).

East Walker River Basin. The MEA indicates that East Walker River is the lesser of the Walker watersheds in water yield, but larger in size with a drainage area of 523 square miles; Mono County comprise 137,000 AFY of the watershed. The East Walker River begins in the Bridgeport Valley, where major tributaries Green Creek and Virginia Creek converge. Other major tributaries originate in the Hoover Wilderness and form the Upper Twin Lake and Lower Twin Lake before flowing into the Bridgeport Reservoir and joining the East Walker. The Reservoir impounds 5 miles of the East Walker River and has a storage capacity of 42,500 AF; it is used primarily to store irrigation water.

A water budget estimates total inflow of 136,900 AF into the Bridgeport Valley, where 36,400 AF is lost to evaporation, infiltration and consumptive use; the net export from Bridgeport Reservoir is estimated at 100,500 AF. Waters of the East Walker are utilized high up in the watershed. At Virginia Lakes (10,000 ft), a small community water system draws water for domestic use, and a seasonal lodging establishment also uses water for commercial purposes. The largest campground in Mono County is at Upper Twin Lakes, where water is drawn to serve the occupants of over 400 campsites. Between the two lakes is the Twin Lake Estates subdivision, which draws water to serve over 200 residences. Before reaching the reservoir, diversions of the East Walker and its tributaries irrigate 20,300 acres of pasture in the Bridgeport Valley. As with the West Walker River, a portion of the East Walker River (which ultimately flows to Walker Lake in Nevada) has been diverted for use in Mono County, and the reader is referred to §7 for discussion of the potential cumulative effects of the proposed Water Transfer Project.

There is one seasonal out-of-basin water transfer that exports six cubic feet per second (cfs) of water from Virginia Creek for irrigation at the Conway Ranch in Mono Basin. Municipal users of water in the East Walker River drainage are supplied primarily by groundwater. The Bridgeport PUD supplies water from its 3 wells to Bridgeport for domestic uses; other residents in the drainage use private wells and surface springs.

Much of the private land outside the Bridgeport Valley has been developed, but the MEA notes that many parcels remain where large developments could in the future be proposed. As with the West Walker Basin, development of these properties could have a significant impact on the available water resources. Much of the agricultural land in the Bridgeport Valley is under conservation agreements that were put in place to preserve scenic and agricultural values. However, there still remain hundreds of parcels that could theoretically be developed. Water demands from these future uses would potentially be served by the Bridgeport PUD; however, such service may require some expansion and renovation of PUD facilities and the district has no long-term plans to identify future capital facilities requirements or associated costs. In the absence of district service, private wells would be relied on to meet domestic needs.

The MEA concluded that agricultural expansion is unlikely in this area since a majority of the pasture land in Bridgeport is already in use and these activities are expected to continue as long as existing water rights remain in place. As noted

³¹ LAFCO, *SOI and Municipal Services Review for Antelope Valley Fire Protection District*, February 2009, accessed online at http://www.monocounty.ca.gov/sites/default/files/fileattachments/local_agency_formation_commission_lafoo/page/1058/antelopevalleyfireprotectiondistrict_02.2009.pdf

³² The Sierra Conservancy notes in its Report on Agricultural Lands and Ranches that Lassen and Mono Counties had the highest irrigated water use of the counties fully within the Conservancy Region (Kenny, Barber, Hutson, Linsey, Lovelace, & Maupin, 2009).

in the baseline discussion, the Walker River Basin is subject to an MOU between Mono County and NFWF that sets the groundwork for eventual transfer (through sale or lease) of water supplies from the Mono County portion of the Walker River Basin into Nevada for the restoration and maintenance of Walker Lake. The Mono County RCD conducted a preliminary analysis of potential impacts associated with this project and concluded that the transfer could reduce recharge of the deep groundwater aquifer, reduce overall water availability for future growth, contribute to a conversion of farmland to nonagricultural use, lower the water levels in the Twin Lakes Reservoirs and instream flows in Robinson Creek, among other potential effects. The Walker River Transfer project is not part of the current RTP/General Plan update, and potential impacts will be the subject of later CEQA review. However, the program if implemented can be anticipated to exert potentially significant additional pressures on the availability of surface and groundwater resources in the Walker River Basin.

The Mono Basin. Mono Basin is a terminal basin located between the Walker and Owens basins. With a total drainage area of 810 sq. mi., it is the smallest basin in the county; most of the Basin's land, and all of its significant water resources, are in Mono County. Total average inflow to Mono Lake from all sources is 230,000 AF, with annual runoff estimated at around 150,000 AF. The streams feeding Mono Lake pick up salts and minerals as they flow from their headwaters into the lake. Since the lake has no outlet, these substances become concentrated creating the highly saline and alkaline characteristics of Mono Lake. Due to the long history of use by LADWP, this basin is well studied, as described in the Baseline Conditions. DWP diversions continue to this day, subject to conditions for the restoration target levels for Mono Lake. In broad terms, however, when the lake level is above 6,391 ft. elevation, all stream flows in excess of 89,000 acre-feet can be diverted by LADWP. The major residential areas in the Mono Basin are June Lake, Lee Vining, and Mono City, along the north shore of Mono Lake. All three areas are served by public water systems – June Lake PUD, Lee Vining PUD, and Lundy Mutual Water Company.

June Lake PUD's (JLPUD) water supply is surface water from Snow, Yost and Fern creeks, as well as June Lake itself. The water is available through various diversion rights allotted to the JLPUD and the Inyo National Forest. JLPUD has rights to 1 million gallons per day (mgpd), with an additional 116,057 gpd on "loan" from the USFS. The IRWMP indicates that water needs of the permanent population (about 700 residents) constitute a relatively small portion of the total water demand. The visitor population can exceed 3,000 persons on weekends and holidays. Depending on whether and how the Rodeo Grounds development proceeds, water demands could be substantially higher. Previous estimates (linked to earlier proposals that did not proceed) have anticipated that annual water demand could increase by 33 million gallons per year (about 102 AFY). The *Mono Basin Watershed Management Plan* indicates that water supply for future growth in the June Lake area is uncertain, as also reflected in the JLPUD *Master Water Plan*.³³ The District's 2007 *Master Plan* shows that diversion rights may not be adequate to meet maximum month average day demand at build-out in both the Village System (with a potential shortfall of 9,800 gpd) and the Down Canyon System (with a potential shortfall of 59,000 gpd).

Lee Vining Public Utility District holds water rights to two springs in Lee Vining Canyon, from which water is gravity fed to tanks with 180,000-gallon storage capacity. The district uses approximately 220,000 gpd (Mono LAFCO 2009).

Lundy Mutual Water Company draws water from supply wells near Mono City, using about 160 afy. The *Mono Basin Watershed Management Plan* indicates that current water supplies for Mono City and Lee Vining appear to be adequate to meet all anticipated demands.

Mono County owns a water right on Wilson Creek, which flows through Conway Ranch in the northern section of the basin. The County has entered into an MOU with an aquiculture business to operate a fish-rearing facility at Conway Ranch, where the County also leases land for the grazing of sheep. The combined uses are relatively insignificant within the watershed context.

In whole, the future water balance of Mono Basin is uncertain. Water distribution has been subject to legal battles and court decisions that could change. Additionally, there have been proposals for additional hydroelectric generation in

³³ JLPUD, *Master Water Plan*, May 2007: <http://inyo-monowater.org/wp-content/uploads/2011/09/JLPUD-Master-Water-Plan-Final-2007.pdf>.

the watershed that may become more feasible with State efforts to bolster renewable energy development. The Mono Basin also has significant potential for residential and commercial growth, including future use of the Rodeo Grounds area in June Lake (not a part of the current EIR, but discussed in EIR §7, Cumulative Effects) and other pending and approved projects. The outcome of these water demand and water supply variables will determine the extent to which future demands can be sustainably served in the Mono Basin.

The Upper Owens River Basin lies immediately south of the Mono Basin. It has a drainage area of roughly 425 sq. mi. including all land that contributes water to Crowley Lake (as well as the lake's outflow through the Owens River Gorge) and Rock Creek, arbitrarily ending at the Inyo County line. Total yield of this watershed is estimated to be about 200,000 AFY. Crowley Lake is a key water storage facility for LADWP and a valuable recreational resource. Waters of the Upper Owens River have the highest consumptive use in Mono County and serve most of the county's population, lands owned by LADWP and intensive recreation.

The Town of Mammoth Lakes, the county's largest and only incorporated community (comprising about 58% of total county population), is located along Mammoth Creek in the Mammoth Lakes Basin. The primary consumptive use of water in the town is domestic. These needs are served by MCWD, which derives its water supplies both from surface-water and groundwater sources. In its 2010 Urban Water Management Plan, MCWD concludes that *"water supply reliability ... [is adequate] to meet community needs under the full range of water year types... primarily due to the availability of local groundwater resources, which provide 40% of supply under average conditions, nearly 90% of the supply in a severe one year drought, and 60% of the supply over a three year sustained drought [and] through 2030 (Town build-out), the combined use of Mammoth Creek surface water, local groundwater, and recycled water results in a supply mix that can reliably meet the community needs under the full range of water year types."* The District notes, however, that this projection could be significantly impacted by future changes to both demands (largely associated with Town land use policies and development approvals) and supplies (including future demand peaks, climate change and drought, and future use of recycled water supplies in lieu of freshwater). Below Mammoth Lakes, the Casa Diablo geothermal power plant uses water for power generation; concerns have been raised that the plant may be impacting the temperature of municipal supplies and downstream supplies delivered to the Hot Creek Hatchery.

In the mid-1970s, septic systems served the entire community of **Hilton Creek/Crowley Lake**, and roughly two-thirds of the residences and some commercial establishments obtained their domestic water supplies from the direct diversion of surface waters of Hilton Creek. Due to adverse soil and groundwater conditions, the individual septic systems had high failure rates for many years, and elevated coliform concentrations in the surface streams and private water supply systems were attributed to the septic disposal systems. In 1976, Mono County and LRWQCB adopted restrictions and prohibitions on the installation of new septic tank / leach field disposal systems in the Hilton Creek service area. In 1985 LRWQCB prohibited use of existing disposal methods, and recommended construction of a community sewerage system. Hilton Creek CSD now operates a permitted sewer collection and treatment system for all commercial and residential properties in its boundaries. The communities of southern and eastern Mono County continue to rely on septic tanks and leach fields for sewage disposal.

As a whole, the residential areas of Long Valley have experienced substantial residential growth over the last two decades. Demands on water supplies in this area have increased significantly, and it has been estimated that future residential growth according to existing and proposed *RTP/General Plan* designations could increase demand on groundwater supplies by more than 1,800 AFY. Estimates of water availability have varied from as low as 25 AFY to as high as 407 AFY. Groundwater recharge has been estimated at 12,400 AFY but no safe yield has been established. The MEA identifies a critical need for project-specific studies that include drawdown analysis and consideration of cumulative impacts with each new project. Without these studies, the reliability of water supplies to meet planned growth cannot be verified.

Below Crowley Lake, the community of Sunny Slopes is served by the **Birchim CSD**, with 80 hookups using roughly 400 AFY. To restore domestic service capability and meet fire flow demands, Birchim has within the past decade constructed a new water supply well at depths well below the previous supply well.

Farther down-gradient is Swall Meadows, which is served by a mix of small private water systems and individual wells. At the bottom of the Sherwin Grade is the community of Paradise, served by the Lower Rock Creek Mutual Water Company, with 110 hookups averaging 350 acre-feet/year. The Rock Creek Ranch Specific Plan area will, at build-out, add another 70 residences, with its own small water company and onsite wells. No water supply constraints have been identified in these communities.

The MEA anticipates that growth demands in this Basin will continue, and forecasts that water supply will eventually become a limiting factor for growth in Mammoth Lakes, placing added pressure on the nearby communities of Crowley, Sunny Slopes, Swall Meadows and Paradise. These additional demands will inevitably be served by groundwater supplies, but resource allocation will be complicated by the number of small service districts in the area and the lack of a comprehensive plan. The MEA forecasts that required water supply assessments may eventually demonstrate that the supplies in this Basin are fully allocated.

The Tri-Valley area of the Owens Valley. The Benton, Hammil and Chalfant valleys form a single watershed that is tributary to the Owens River; approximately 540 sq. mi. are within Mono County. This is the driest of the major watersheds in Mono County, collecting roughly 35,000 AFY. Streams draining slopes on the western side of this watershed are generally ephemeral and do not contribute much water to the area. Most of the runoff in this basin is captured as surface water, or drains into the valley's deep alluvium and is captured as groundwater. The principal uses of water in the Tri-Valley are agricultural and residential. Groundwater provides for all domestic needs, as well as the majority of water for agriculture. Surface diversions supplement groundwater for irrigation, and provide head pressure for some minor hydroelectric generators. There is one authorized out-of-basin transfer for 300 AFY of potable water. Historically this water has been trucked to bottling facilities outside Mono County; the level of use has varied over time in response to transportation costs. Residential development has put additional pressure on groundwater availability in the Tri-Valley, where lower building costs have spurred residential development and increased the demand on groundwater supplies. Aside from private wells serving residential needs, the Tri-Valley has one active public water system, the White Mountain Mutual Water Company in Chalfant with about 50 connections. A second system has been proposed to serve the adjacent White Mountain Estates subdivision (also with about 50 connections).

Concern over possible exportation of groundwater from the area led to the formation of the Tri-Valley Groundwater Management District in 1990. The district has been active since that time and implements an area-wide well-monitoring program. The District is identified as the presumptive Groundwater Management Agency for the Tri-Valley area in the County's plans for implementation of the Sustainable Groundwater Management Act of 2014. The MEA concludes that future water demands in this area will be shaped by patterns of growth and agriculture practices. Conversion of agriculture lands to residential use would decrease demands on surface water but increase use of groundwater; conversion to less-water-intensive crops could decrease surface water use. Unlike other watersheds in the county, the Tri-Valley has a documented case of groundwater decline, particularly in the Hammil Valley and possibly in Chalfant as well. Continued draw-down of the groundwater table would place added demands on surface water supplies. For these reasons, the MEA concludes that future projects in the Tri Valley area will face increased difficulty demonstrating that demands will not significantly impact the watershed, possibly to the extent of rendering many projects infeasible.

The **Adobe Valley** is a terminal basin, roughly 265 sq. mi. of which is located in Mono County. Most of the water in Adobe Valley comes from the Glass Mountains, and the primary water use is for irrigation of pasture, with very limited residential and recreational uses. Adobe Valley is among the most remote valleys in Mono County, with only seasonal access and limited development pressures. Water availability will be a key factor for project proposals, since supplies must be adequate to meet fire suppression requirements (no fire services are available) as well as domestic demand.

The **Fish Lake Valley** is primarily a Nevada watershed, but a small part (roughly 60 sq. mi.) lies inside Mono County, mostly on the east slope of the White Mountains, with a sliver in the community of Oasis. Streams from the east slope of the White Mountains are the principal water source, and flows drain into Inyo County and Nevada shortly after reaching the valley floor. The primary use of water in the region is agriculture, with nominal residential use. Water supply demands in this area will likely be shaped in large part by land use decisions in Nevada, particularly in Western Nevada which has grown substantially in recent years but faces significant water supply issues. The MEA anticipates that wells

drilled in Mono County may be used to serve development in Nevada; however, groundwater transfers out of state are subject to interstate regulation.

Groundwater Quality. MEA Chapter XIII (Hydrology) notes that the groundwater quality of Mono County is considered good to excellent overall. The only groundwater considered “marginal to poor” is in the Mono Basin, but even there the wells serving domestic uses often provide excellent quality water. This discrepancy is likely due to deeper waters of the Mono Groundwater Basin being affected by the brackish waters of Mono Lake, while shallower wells draw from more recent and higher-quality, water inflow.

Other areas in the county have generally good-quality groundwater, although wells in some communities have naturally occurring trace amounts of arsenic, boron, fluoride, and uranium that pose a risk to public health. Water purveyors have in some areas been required to drill new wells in search of cleaner water (for blending or as alternate sources), and some homeowners have been required to install filtration systems to increase the quality of their water. Recent changes in the allowable standards for certain elements have created significant problems for water purveyors who now find their water out of compliance with federal safe drinking water regulations. Near thermal wells and springs, water quality generally has higher trace amounts, in some cases rising to the point where it is not suitable for domestic use and irrigation (CDWR Bulletin 118 2004).

Fire-Related Considerations. In its review of system indicators for assessing the health of agricultural lands and ranches,³⁴ the SNC references a CalFire study that analyzed the impact of severe wildfires on watershed function. CalFire concluded high severity fire can significantly impact watershed function, primarily through the increased volume and frequency of sediment delivery and deposition. Fires expose soils to erosive precipitation, and destroy plants whose roots give the soil strength. The CalFire study assessed the SNC region as a whole; the Eastern Subregion (which includes Mono County) was ranked to have the lowest threat, with just 7% of watershed area at high risk, and fully 77% of water shed areas with low or no risk. Although the Eastern Subregion fared well relative to the Sierra Nevada as a whole, the study highlights the importance of fire management as a key area for the County as it develops strategies to support implementation of the Sustainable Groundwater Management Act of 2014.

Summary. Because surface water rights are fully allocated, future development in Mono County will depend on groundwater, the use of which has gone unregulated until the Sustainable Groundwater Management Act of 2014. Mono County has a Groundwater Transfer Ordinance in place that requires a proponent of any out-of-basin water transfer to obtain a permit and perform environmental work to assure the practice will not alter the existing water balance. The ordinance regulates out-of-basin transfers, but does not address transfers across county or state lines (other regulations do apply to transfers across state lines).

As indicated in the foregoing discussion, several areas of Mono County are currently water limited and other areas are likely to encounter water supply limitations in future years. Quite a few Mono County community areas rely on groundwater supplies for which safe yield is unknown, and other communities rely on groundwater that does not meet drinking water standards and must be blended or treated, often at significant cost, to become potable. The possibility of water transfers from the Walker River Basin into Nevada also has potential to impact future ground and surface water supplies (see §7, cumulative impact discussion). These constraints indicate that there may not be sufficient water supplies available from existing entitlements, facilities and resources to serve *RTP/General Plan* growth in some parts of the County. The areas of greatest concern would include:

- The West Walker River Basin, including lands in and upstream of Antelope Valley along the West Walker River, in the Sonora Junction area, and upward toward Burcham Flat and Fales Hot Springs
- The East Walker River Basin, including private lands outside of the Bridgeport Valley
- The June Lake Area of the Mono Basin, where the future water balance is considered to be uncertain
- Upper Owens River Basin, particularly in Long Valley where safe yield is unknown (despite significant growth)
- The Tri-Valley area, where significant groundwater declines have already occurred.

³⁴ Sierra Conservancy, *System Indicators, Agricultural Lands and Ranches*, Final Report, December 2013.

Despite the potential limitations on water supply, there are no water reclamation activities in any county locations outside of the Town of Mammoth Lakes; only MCWD engages in recycling at the present time. As noted in the NOP comment letter received from LRWQCB, the State Board adopted a Recycled Water Policy in 2009. The Policy is specifically intended to increase use of municipal recycled water, and thereby sustain and augment local water supplies, in a manner consistent with state and federal water quality laws; incentives are now in place to encourage recycling. LRWQCB notes that eligible parties may use recycled water for irrigation of a variety of public-use lands (not generally including residential landscaping), and encourages Mono County to consider use of recycled water as a General Plan implementation strategy.

The watershed assessments prepared by Mono County (see discussion in §4.8.3.2) contained a series of recommendations for protecting and enhancing the function of each studied watershed. Recommendations are briefly listed below along with information about how each is addressed in the *Draft 2015 General Plan Update*:

- Recommendation: Incorporate policies to protect the ecological values of streams and riparian areas & wetlands
 - How addressed: Such policies and actions are included in the *Open Space and Conservation Element*, as summarized in Table 4.8-10; in particular, please see Policy 4.A.7 and Action 4.A.7.a, as well as the Proactive Policy Alternative 3 discussed in EIR §6.4.2.
- Recommendation: Consider an ordinance on requiring new development to replace any existing water supplies damaged during construction
 - How addressed: Such policies and actions are included in the *Open Space and Conservation Element*, as summarized in Table 4.8-10; please see Action 3.B.6.A, in particular).
- Recommendation: consider an ordinance on riparian protection.
 - How addressed: Such policies and actions are included in the *Open Space and Conservation Element*, as summarized in Table 4.8-10. Policies and actions of special note include Policy 4.A.5, 4.A.6, and 4.A.7 (including supporting actions).
- Recommendation: Use a tracking system for privately-owned wetlands that are subject to development.
 - How addressed: Such policies and actions are included in the *Open Space and Conservation Element*, as summarized in Table 4.8-10. Please note Policy 4.A.7, Action 4.A.7.a and, in particular, 4.A.7.b.
- Recommendation: Create a county position for an LID specialist to provide design assistance to applicants seeking a grading or building permit.
 - How addressed: The underlying goal of LID education is addressed in the *Open Space and Conservation Element*, Action 4.A.8.e.
- Recommendation: Incorporate policies to address areas where groundwater quality does not comply with safe drinking water standards.
 - How addressed: Such policies and actions are included in the *Open Space and Conservation Element*, as summarized in Table 4.8-10. Please see Policy 3.4.3 and Action 3.B.4.a, which provide for assisting small water districts to comply with regulations and seek funding for improvements as needed.
- Recommendation: Consider fire management issues as a key element of watershed function.
 - How addressed: The *Open Space and Conservation Element* contains a new Countywide Issue that recognizes the importance of fire risk and other factors: “*The protection and enhancement of streams, wetlands, and riparian areas is a critical element in preserving and restoring water quality and water supply, and addressing ecological functions such as erosion, sedimentation, fire risk, and wildlife habitat. Increased development, recreation, and water development and/or extraction has the potential to impact the long term health of these ecological communities.*”

In addition, MEA Chapter XIII (Hydrology) notes that although the Crowley area has a high occurrence of wetlands, springs and phreatophytic vegetation, no safe yield of groundwater has been established. The MEA cites a critical need for project-specific studies that include drawdown analysis and consideration of cumulative impacts with each new project. In response, the county has added new policies and actions to the *Conservation and Open Space Element* including Policy 23.A.2 (and Action 23.A.2.a and 23.A.2.b) and, most notably Water Resources Policy 3.B.6, Action 3.B.6.a(f) which requires projects with potential to impact ground and/or surface water supplies to undertake pump tests which may include a drawdown analysis.

In specific consideration of the programs, policies and actions identified above and listed in Table 4.8-10, it is concluded that approval and implementation of the *draft RTP/General Plan* would have a *less than significant impact* on the availability of groundwater supplies, facilities and resources, and surface water supplies in most areas of Mono County, but would have a ***potentially significant adverse environmental effect on groundwater and surface water supplies*** in the areas noted in this section.

**RTP/GENERAL PLAN RECOMMENDATIONS, POLICIES AND ACTIONS THAT
MITIGATE POTENTIAL IMPACTS ON GROUNDWATER AND SURFACE WATER SUPPLIES**

Please refer to Table 4.8-10 in Appendix D

IMPACT 4.8(d): Would implementation of the RTP/General Plan Update alter existing drainage patterns in a manner that would result in substantial erosion, siltation, flooding or polluted runoff?
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POTENTIALLY SIGNIFICANT ADVERSE IMPACTS. Sediment is identified by EPA as the most common pollutant in rivers, streams, lakes and reservoirs, and attributes fully 70% of total sediment to human activities and uses of land (natural erosion accounts for the remaining 30%). In urban settings, the most concentrated sediment releases occur during construction activities -- including relatively minor construction projects (such as room additions).³⁵ Grazing, and vegetation loss due to wildfire are also cited as major contributing sources. Through its grading ordinance, the County actively mitigates the impacts of construction activities as they relate to sedimentation and other effects. The County also has a *Best Management Practices Manual* for erosion control and sedimentation that is intended to supplement requirements in the County's Erosion and Sediment Control Ordinance.³⁶ The purpose of this manual is to help implement requirements in the County's Erosion and Sediment Control Ordinance, Chapter 13.08 of the Land Development Code. The intent of the ordinance is to implement erosion and sediment control standards to minimize disturbance to natural drainages, prevent erosion, and to mitigate the impacts to water and air quality that result from development construction and maintenance activities. The manual presents BMPs that have been found effective at mitigating potentially adverse effects to water and air quality.

Livestock grazing contributes significantly to degradation of water quality, and causes damage to the fragile soils found in riparian areas. LRWQCB and BLM, among other agencies, have cited over-grazing as a significant pollution problem, particularly in terms of sediment loading to water courses and the destruction of meadows, and other documents have identified grazing as a threat to habitat management plans.³⁷ During moderate-to-high-intensity storm events, sediment loading from damaged areas adjacent to stream channels is very high. The diversion of water for stock use reduces stream flows and causes livestock to concentrate at watering locations, thus further aggravating the problems. In the Lahontan Region, 13 of the 43 water body segments listed as impaired (30% of the Region's listed waters) are for violations of pathogen water quality objectives; many of these violations are associated with livestock grazing, and many of these water bodies are located in Bridgeport Valley.

In collaboration with U.C. Davis the Sierra Business Council, the LRWCB has recently initiated incentives for ranchers to modify grazing activities in an effort to protect and improve water quality. The incentives focus on grant funding support for ranchers to install and monitor the efficacy of grazing management practices. LRWQCB is also considering potential changes in *Basin Plan* water quality objectives (particularly for pathogens) to account for grazing activities. Initial LRWQCB actions are expected to address impairments in the Bridgeport watershed, and LRWQCB anticipates that

³⁵ EPA, *Sediment Pollution*, EPA website: http://cfpub.epa.gov/npstbx/files/ksmo_sediment.pdf

³⁶ Mono County, *Best Management Practices Manual for Erosion Control and Sedimentation*, 1996.

³⁷ MCWD, *Final EIR for the Reclaimed Water Project*, 1988.

future regulatory actions will consider grazing activities in other watersheds with impaired water bodies.³⁸ LRWQCB has also implemented grazing management measures³⁹ to protect sensitive areas in range, pasture, and other grazing lands. The measures are based on USDA Natural Resources Conservation Service (NRCS) standards including erosion control, adequate pasture stand density, and rangeland condition, to be applied to the entire grazing areas affected. The county has incorporated a new Action 5.C.2.i into the *Conservation and Open Space Element* that states: "*Recognize and support the RWQCB, Sierra Business Council and UC Davis incentives for ranchers to install and monitor the efficacy of grazing management practices in an effort to protect and improve water quality.*"

The MEA notes that another area of concern is the Crowley Lake watershed, where the USFS has completed an Environmental Assessment for the grazing allotments. Inyo National Forest began examining conditions on the 12 allotments in the Crowley Lake Watershed in 2005. The study identified a need to modify grazing management for improved watershed condition and function. The study dismissed the impact of grazing on nutrient loading, however, concluding that nitrogen inputs from cattle are minor, and phosphorus inputs do not occur.

Other sources of sediment contamination are mining activities, high-intensity recreational area use, and runoff from developed areas, as well as catastrophic events including earthquakes, severe flooding and fire damage to watersheds. In Mono County, a primary negative effect of sedimentation is on fisheries. Aquatic breeding habitat is occasionally heavily impacted by high silt and sediment loads in the water, and sediment also tends to accumulate in lakes and reservoirs; EPA notes that sediment can clog fish gills, reducing disease resistance, lowering growth rates, and affecting fish egg and larvae development. Mono County has on occasion removed reservoir sediments to adjacent areas where the material will not wash back in; however, the material if inadequately stabilized can cause sedimentation downstream.

Impacts to wetlands also have potential to alter drainage patterns, increase sediment loads, and other associated effects. Among their many other benefits, wetlands serve to attenuate peak flood flows, store flood waters, recharge groundwater supplies, and enhance water quality through sediment retention and the uptake of nutrients. While wetlands are present throughout Mono County, the communities of Bridgeport and June Lake have been found in the biological assessment to have a high percentage of plant species that are classified by federal regulators as wetland species. Both of these communities (along with Antelope Valley and the Tri-Valley area) are considered to be high hazard flood zones, indicating that the loss of wetlands would have potential to impact flood risk.

The contamination of surface waters or groundwater by sewage is another major concern that results from human activities. Most of the small communities and rural households in the county use septic systems for sewage treatment. When these systems fail, they can allow wastewater to escape and reach groundwater or flow into adjacent streams, thus presenting health hazards to downstream users. Contamination of surface water with animal wastes from livestock grazing can limit its use as a source of drinking water. Since many of the small communities of Mono County depend partially or completely on local water sources, potential contamination of these waters is a major problem. The potential also exists for agricultural lands to contribute leachate from fertilizers and pesticides to water in areas like Antelope Valley, where groundwater provides some recharge to the water supply of a down-gradient reservoir.

Chemical nutrients that enter reservoirs and impoundments allow for conditions that stimulate algal growth and the creation of algal mats that float on the surface of the lakes. This condition has become a concern in both the Bridgeport Reservoir and Crowley Lake, where continued eutrophication poses a major risk to the aquatic ecosystem.

The Town of Mammoth Lakes is the only area in Mono County with a formal Master Plan of Drainage.⁴⁰ The plan notes that there are two watershed basins in the Town: the southern part of the community drains the Lakes Basin to Mammoth Creek, and the northern part drains Mammoth Mountain and lands from Meridian Blvd. northward to Murphy

³⁸ RWQCB Meeting of July 11-12, 2012, South Lake Tahoe, *Workshop on Livestock Grazing and Water Quality*. From the LRWQCB website: http://www.waterboards.ca.gov/lafrontan/board_info/agenda/2012/jul/brdgprt_grzngwrkshp.pdf.

³⁹ http://www.waterboards.ca.gov/water_issues/programs/nps/encyclopedia/1e_graz.shtml

⁴⁰ Town of Mammoth Lakes, 2005 Storm Drain Master Plan Update, prepared by Boyle Engineering. May 2005. Mammoth Lakes Website: <http://www.ci.mammoth-lakes.ca.us/DocumentCenter/Home/View/569>.

Gulch. During high runoff periods, Murphy Gulch eventually flows into Mammoth Creek. The Master Plan divides the basins into sub-areas for analysis, 5 in the southern area, and 8 in the northern area. Storm water runoff flow were developed for the 20-year and 100-year flows. Existing facilities within each drainage area were evaluated for flow capacity, street capacity, and existing flooding problems. In areas where there are existing channels, pipes and streets the facilities were reviewed for a 20-year storm. The added capacity of the street was considered for the 100-year storm events. The *Master Plan* recommended that the Town implement high priority improvements (new storm drain pipes and assessment of the condition of corrugated metal drainage pipes) as well as second priority system improvements and general water quality recommendations that included enforcement of BMPs and use of retention and detention basins in construction and for groundwater recharge.

There are few storm drain improvements outside of Mammoth Lakes. June Lake Village has a limited storm drain system (catch basins, grates and culverts) that was constructed by Caltrans,⁴¹ and the Lee Vining and Bryant Field Airport facilities both have improvements to divert flows off the runways. Storm runoff in other areas of the County either percolates into the ground or flows into nearby streams.

As noted in the baseline overview, Mono County completed a *Capital Facilities Plan* in 2005 that included a Storm Drainage Master Plan for the June Lake and Hilton Creek areas. The report anticipated that peak flow rates in both drainages would remain generally unchanged through buildout. Recommendations were provided for improving facilities including (for both watersheds) minor improvements to existing drainage inlets, increased capacity for several small culverts, and substantially increased capacity and possible relocation of identified large culverts preceded by detailed hydrologic studies to refine peak flow rates and other base assumptions used in the model. The report also recommended further study of the Down Canyon and Reversed Creek areas of June Lake in order to better characterize the existing drainage improvements. Funding mechanisms for these improvements were established but subsequently rescinded due to low development activity and poor economic conditions. To address these issues, the county has added a new Action 13.D.2.j to the *Conservation and Open Space Element* that states: "*Reconsider development impact fees and other funding to improve drainage systems in communities, and consider a requirement for development to fully mitigate drainage impacts.*"

The wide ranging programs, policies and actions contained in the *draft RTP/General Plan Update*, in combination with existing and evolving standards and regulations of other agencies, will contribute to a substantial reduction in erosion potential and improved drainage patterns throughout the county, as will the reduction in overall levels of development that would be allowed under the proposed *RTP/General Plan* relative to the existing *General Plan*. However, in consideration of the scope and breadth of erosion and sedimentation sources and the extent of future development that would be allowed relative to existing development, and recognizing that many of the contributing factors are not readily amenable to regulation, it is concluded that approval and implementation of the *draft RTP/General Plan* would have a **potentially significant adverse environmental effect** on drainage patterns and associated potential for erosion, sedimentation, flooding and polluted runoff.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
MITIGATE POTENTIAL IMPACTS ON DRAINAGE**

Please refer to Table 4.8-10 in Appendix D

⁴¹ Mono County, June Lake MEA, 2002; obtained at Mono County website: http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/1745/june_lake_master_environmental_assessment_2002.pdf

IMPACT 4.8(e): Would implementation of the proposed RTP/General Plan Update place housing in a mapped 100-year flood hazard area or place structures in the 100-year flood zone that would impede or redirect flows?

LESS THAN SIGNIFICANT IMPACT. As noted in the baseline overview, flooding is a frequent natural hazard impacting Mono County including flash floods, river floods (and potential flooding from dam failure). FEMA has prepared Flood Insurance Rate Maps showing 100-year flood hazard areas (i.e., areas in which floods have a 1% probability of occurring in any given year). The community areas most likely to be impacted by a 100-year flood include properties along the East and West Walker Rivers, Reversed Creek, and Spring Canyon Creek. Areas in these high hazard zones include Antelope Valley, Bridgeport Valley, the June Lake Loop, and the Tri-Valley area. The areas of special flood hazard were identified by FEMA in a 2012 report entitled "*Flood Insurance Study for the County of Mono.*" The report included a Digital Flood Insurance Rate Map; however, because the report did not provide thorough information regarding base flood elevations, alluvial fans and mudflow hazards, the *Safety Element* concluded that it was of limited use for local development review and planning purposes. The County has identified a significant need to update the flood hazard maps of community areas where these deficiencies exist and where development pressures are greatest (including the Antelope Valley, June Lake, and Tri-Valley areas, as well as Crowley Lake). Additionally, many of the critical facilities that may be needed to respond to flood events are located in flood hazard zones (Walker Senior Center, California Highway Patrol in Bridgeport, June Lake Fire Department, June Lake Community Center, and the Sheriff's Substation south of Mammoth). In response to these concerns, the *Draft Conservation and Open Space Element* contains a new Action 2.A.1.j: "*Seek priority funding from FEMA and SWRCB to update the flood hazard maps of community areas where needed, including providing information regarding base-flood elevations, alluvial fans and mudflow hazards.*" The Element also includes a number of new stormwater management policies and actions that will contribute to reduced flood hazards (see Actions 4.A.8.a through 4.A.8.e).

Because of the long history of flooding events, flood hazard mitigation is a well-established process in Mono County with a wide variety of local, state and federal participants. Key measures contained in the existing flood hazard mitigation program are listed in Table 4.8-9.

TABLE 4.8-9. OVERVIEW OF EXISTING FLOOD HAZARD MITIGATION IN MONO COUNTY

The County participates in the National Flood Insurance Program (NFIP) through its Floodplain Regulations. The regulations limit development in the floodplain, establish a floodplain administrator, and identify requirements for future development within or adjacent to a floodplain, including raising structures above the base flood elevation.

The County implements its Land Clearing, Earthwork and Drainage Facilities ordinance to avoid or minimize erosion and siltation impacts from development that could lead to increased flooding hazards.

After the January 2001 Walker River flood, the County identified repetitive loss properties along Walker River and acquired 11 parcels in Walker, 4 in Mountain Gate, and 1 in Topaz to comply with the Stafford Act §404 acquisition program. The parcels are restricted to uses compatible with open space, recreational, or wetlands management; no structures or improvements are allowed except a public facility open on all sides and related to allowable uses. All structures must be flood-proofed or elevated to the Base Flood Elevation plus one foot of freeboard.

In accordance with stream setback requirements in the Land Development Regulations, the County requires new development to set back adequately from surface waters for flood protection. Deviations from setback requirements in the 100-year floodplain must be reviewed by the County Floodplain Administrator prior to permit issuance.

Future development projects with the potential to cause substantial flooding or siltation are required to provide an analysis of the potential impacts prior to project approval. The analysis is required to include project alternatives or mitigation measures to avoid or mitigate potential impacts to downstream resources.

The County's GIS system includes the FIRM maps and the DWR Awareness Floodplain Maps that are currently available for the county.

To reduce risks associated with natural hazards, Safety Element policies require the county to inform affected persons of potential seismic, geologic, volcanic, fire, flood, avalanche and other natural hazards in the area during the permit process. In compliance with state law, property sellers must notify buyers of potential hazards affecting the subject property.

In summary, flooding is a significant safety hazard in Mono County, and homes and structures continue to exist in areas that are at risk of flooding. The regulations outlined above, in combination with the proposed RTP/General Plan policies and actions below, will reduce risks for future development and redevelopment of existing uses to less than significant levels. Risks will be reduced (but will continue to be significant and unavoidable) for land uses located in flood zones that have 'grandfathered' rights to remain in place; these ongoing risks predate and are neither caused by nor worsened by the proposed *RTP/General Plan Update*. Over the life of the *2015 RTP/General Plan Update*, the number of properties with grandfathered rights will diminish as new entitlements are sought and the properties become subject to current flood zone protections and standards. In consideration of the factors presented in this section, it is concluded that impacts will be *less than significant*.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL FLOOD-RELATED IMPACTS**

Please refer to Table 4.8-10 in Appendix D

IMPACT 4.8(f): Would project implementation expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
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LESS THAN SIGNIFICANT IMPACT WITH MITIGATING POLICIES AND ACTIONS. As noted, twenty-one dams are located in Mono County, plus one additional dam (Rock Creek Lake dam, which is located in Inyo County) that is upstream of Mono County properties (see Table 4.8-5). The potential causes of dam failure are varied and can include flooding, earthquakes, blockages, landslides, lack of maintenance, improper operation, poor construction, vandalism, and terrorism. The Mono County EOP notes that failure of any of the dams located in the county could cause flooding. None of the dams is considered large enough to be considered a 'major dam,' and most are located in remote areas with limited downstream development. However, 6 dams have been identified as posing some threat to downstream properties, recreationists and campers in the event of dam failure: the Lower and Upper Twin Lakes, Lundy Lake, Long Valley/Crowley Lake, Rush Creek Meadows, and Saddlebag dams. GIS data indicates that 62 developed parcels in Mono County are currently located within a dam inundation hazard area, of which roughly 80% are residential with flood damage potential estimated at \$9.7 million; the other 20% are owned by LADWP with an estimated loss potential of \$40 million. No critical facilities are located within dam inundations zones in Mono County.

The greatest threat for dam failure occurs in late spring when Eastern Sierra reservoirs are typically full. The County EOP notes that failure of 9 of the reservoirs in the county would present specific flooding threats as described below:

- **Crowley Lake:** Failure of Long Valley Dam would scour the downstream Owens River Gorge; this gorge is deep with no development except small-scale LADWP power plants and limited recreational use. Depending on the volume of water, the community of Bishop (12 miles downstream) could also be flooded.
- **Waugh, Gem, and Agnew Lakes:** These reservoirs and dams are located on Rush Creek above the June Lake Loop. Failure of the Rush Creek Meadows Dam at Waugh Lake could affect Gem Lake and Agnew Lake downstream. The failure of Gem Lake Dam could similarly affect Agnew Lake downstream. Rush Creek empties into Silver Lake along the June Lake Loop; development within the path of its floodwaters includes single-family residential development, a resort complex, and campgrounds.
- **Grant Lake:** Grant Lake is located on north end of the June Lake loop. Failure of this dam could cut off US 395, affecting the County's main transportation route and jeopardizing the safety of residents and visitors.
- **Saddlebag Lake:** Saddlebag Lake is located towards the top of Lee Vining Canyon, along the Tioga Pass Road. Lee Vining Canyon is an extremely deep canyon with a limited number of developed uses (seasonal campgrounds, a USFS Ranger Station, and limited seasonal recreational use) that are located near the mouth of the canyon. The community of Lee Vining is located at the mouth of Lee Vining Canyon, on a ledge above the creek bed.

- **Lundy Lake:** Lundy Lake is located in Lundy Canyon. A small subdivision is located directly downstream of the dam. Many of those homes are second homes, used only seasonally.
- **Upper and Lower Twin Lakes (Bridgeport):** Failure of either these dams could flood downstream areas adjacent to Robinson Creek, including campgrounds, resorts, and the Rancheria subdivision. Depending on the severity of the flooding, Bridgeport could also be affected.
- **Bridgeport Reservoir:** The failure of Bridgeport Reservoir would inundate the East Walker River downstream, perhaps well into Nevada, affecting recreational users of the river, as well as downstream ranches.
- **Rock Creek Dam:** The failure of Rock Creek Dam, which is located in Inyo County, would affect downstream areas located in Mono County, including campgrounds and resorts, some of which are used only seasonally.
- **Lake Mamie, Lake Mary, and Twin Lakes (Mammoth Lakes):** The Town of Mammoth Lakes Emergency Operations Plan (EOP) notes that there are three dams above the Town—those at Lake Mamie, Lake Mary, and Twin Lakes. Lake Mamie and Lake Mary drain into Twin Lakes. Twin Lakes impounds about 150 AF of water and breach of its dam could send a 3' high wall of water downstream. Areas along Mammoth Creek could experience considerable and rapid flooding, particularly in Old Mammoth.

Based on GIS data, 62 developed parcels in Mono County are currently located within a dam inundation hazard area, roughly 80% of which are residential. The remaining 20% of parcels are owned by LADWP. Critical facilities located within dam inundation zones include power plant facilities in the following locations:

Critical Facilities in Dam Inundations Zones: Southern California Edison facilities located below Lundy Lake, below Tioga Lake, and above June Lake (2 facilities), June Lake PUD facilities located below Grant Lake; and Los Angeles Department of Water and Power Hydroelectric Generating Stations in the Owens Gorge (2 facilities).

The EOP indicates that dam failure hazards are not considered likely. This conclusion is based on the small size of the dams, the fact that there has never been a dam failure in the County, and the fact that dam regulation is a well-established and ongoing process through the state's Dam Safety Program. The State of California regulates non-federal dams in California and the federal government regulates federal dams to ensure safe operation. Mono County regulates development in floodplain areas where dam inundation is also likely to occur.

Mono County is a participant in the National Flood Insurance Program (NFIP) which enables property owners to purchase insurance protection against losses from flooding. Participation in the NFIP requires Mono County to adopt and enforce a floodplain management ordinance to reduce flood risks to new construction in Special Flood Hazard Areas (SFHA). Provisions of the county's ordinance are encoded in *Land Use Element Chapter 21, Floodplain Regulations*. In 2012, the County issued Development Standards Flood Plain Regulations⁴² that specify, for all special flood hazard areas, the allowed methods and materials for anchoring, construction practices, elevations and floodproofing, and standards for utilities. The Mono County Director of Public Works acts as the Floodplain Administrator, and the Building Official maintains the Federal Insurance Rate Maps for potential flood areas.

The proposed RTP/General Plan update does not incorporate any land use plans, policies or objectives that would expose additional people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The recommended objectives, policies and actions will reduce the exposure of new developments to risk of damage from dam failure and, as noted above, none of the Mono County dams is considered to pose a major threat to public safety. For these reasons, the overall exposure to significant risk from dam failure is considered to be less than significant. Measures contained in the proposed *Safety Element* update policies to safeguard residents from dam flooding hazards are outlined below. These policies are reinforced by emergency response capability outlined in the 2012 Emergency Operations Plan as well as the 2006 Multi-Hazards Plan.

⁴² Mono County Department of Public Works, *Development in Mono County within a FEMA Floodplain*, 2012.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL DAM FAILURE IMPACTS**

Please refer to Table 4.8-10 at the end of this EIR Section.

IMPACT 4.8(g): Would implementation of the proposed RTP/General Plan Update expose people or structures to inundation by seiche, tsunami, or mudflow?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATING POLICIES AND ACTIONS. Seiches are earthquake-generated waves that occur in enclosed or restricted bodies of water such as lakes and reservoirs. Similar to the sloshing of water in a bowl or a bucket when it is shaken or jarred, seiches can overtop dams and pose a hazard to people and property within their reach. The *Mono County Safety Element* states that there is no available evidence that seiches have occurred in Mono County lakes and reservoirs.

Tsunamis are unusually large sea waves that are produced by an undersea earthquake (also known as a 'seaquake') or undersea volcanic eruption. All of Mono County is separated from the Pacific Ocean by several hundred miles and an intervening mountain range (the Sierra Nevada) and not at risk of a tsunami.

Mudflows involve very rapid downslope movement of saturated soil, sub-soil, and weathered bedrock. The 2006 *Multi-Hazard Plan* indicates that potentially hazardous mudflows occur every year in the eastern Sierra County, and can occur in areas with a slope of 15% or more. The 2012 *Mono County Safety Element* references a 2012 FEMA study that examined County areas of special flood hazard. However, the study did not provide thorough information regarding alluvial fans and mudflow hazards, and the County has identified a significant need to update the flood hazard maps to correct these deficiencies. Large mudflows, such as the one that occurred in 1989 in the Tri-Valley area, can be destructive, particularly at the mouths of canyons.

Mudflows can also be triggered by volcanic eruptions which, in Mono County, have ranged from small to cataclysmic. When an eruption does break out, its impact will depend on the location, size, and type of eruption as well as wind direction. An eruption during winter months could melt heavy snow packs, generating mudflows and locally destructive flooding. Volcanic hazards are not considered to be one of the most prevalent natural hazards in Mono County due to the uncertainty of such an event and ongoing monitoring. The US Geological Survey (USGS) operates the Long Valley Observatory to monitor the Long Valley Caldera through; to mitigate impacts, the observatory provides a warning system.

The proposed RTP/General Plan update does not incorporate any land use plans, policies or objectives that would expose people or structures to an increased risk of loss, injury or death from inundation by seiche, tsunami or mudflow. Seiche and tsunami events do not occur in Mono County, and the proposed *Safety Element* update includes policies to reduce the threat to public safety posed by hazards associated with mudflows. These policies are reinforced by emergency response capability outlined in the 2012 Emergency Operations Plan as well as the 2006 Multi-Hazards Plan.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL IMPACTS
ASSOCIATED WITH SEICHE, TSUNAMI AND MUDFLOW**

Please refer to Table 4.8-10 in Appendix D

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.9
RECREATION

4.9.1 INTRODUCTION AND SUMMARY

This section describes existing and proposed recreational opportunities and facilities in Mono County, and the potential impacts on these resources that may occur in association with the proposed comprehensive update to the county’s *RTP* and *General Plan* and related planning initiatives. Information for this section is based in part on data from the Mono County MEA (Ch. IX, Outdoor Recreation, 2010, available at <http://www.monocounty.ca.gov/>), as well as other sources as cited in the text. This EIR incorporates NOP comments received from the California Department of Parks and Recreation (CDPR), noting that CDPR is a trustee agency with responsibility for two state parks in Mono County (Bodie State Historic Park, and Mono Lake Tufa State National Reserve), clarifying that CDPR (and not ‘State Department of Parks and Recreation’) is the correct agency title, and requesting that the EIR analyze non-native invasive weed prevention, detection and control; and two aquatic invasive species prevention, detection and control (please see EIR §4.4, Biology, for discussion of nonnative weeds and aquatic invasive species). The full text of CDPR’s comment letter is provided in Appendix B; the full text of the RTP is provided on the County website: at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>. Key findings are summarized in the table below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR RECREATION	
IMPACT LU 4.9(a):	INCREASED DEMAND ON RECREATIONAL FACILITIES
Pre-Mitigation Significance:	Less than Significant Impacts
Mitigating Policies:	See Table 4.9-3 in Appendix D
Residual Significance:	Less than Significant Impacts
IMPACT LU 4.9(b):	ENVIRONMENTAL EFFECT OF RECREATIONAL FACILITIES
Pre-Mitigation Significance:	Potentially Significant Adverse Impacts
Mitigating Policies:	See Table 4.9-3 in Appendix D
Residual Significance:	Potentially Significant Adverse Impacts

4.9.2 KEY TERMS USED IN THIS SECTION

USFS Niche Settings.¹ A description of the unique nature-based, dispersed recreation settings offered by the USFS, including undeveloped settings, built environments reinforcing the natural character, and wildland settings that complement enjoyment of these special places.

4.9.3 BASELINE OVERVIEW

4.9.3.1 Mono County MEA (Outdoor Recreation).

The MEA notes that recreation plays an essential role in the Mono County economy. County residents are often far outnumbered by visitors to the area; in many county communities, both the built environment and the basic

¹ USFS, *Recreation Agenda*, USFS website: http://www.fs.fed.us/recreation/programs/strategy/rec_agenda_ht.html

infrastructure are specifically designed to meet the needs and demands of visitors. Outdoor recreation is no less important to local residents, many of whom moved to Mono County to enjoy these opportunities. The breadth and extent of Mono County’s inventory of recreation opportunities far exceeds current and foreseeable demands, but the County actively engages in planning to ensure that the balance is maintained in future years.

Recreation access is among the issues faced in planning, and the County has sought to identify areas where recreation access has been reduced (often by private property owners), with the goal of securing and enforcing access easements. User conflict is another area of concern, often between motorized and non-motorized recreationists, but also between hunters and anglers, and mountain bikers and hikers and equestrians; education and prudent segregation of activities have been key tools in addressing these issues.

4.9.3.2 Mono County Eastern Sierra Regional Trail System, Bikeways and Trails.²

Surveys conducted by the Inyo National Forest and the Humboldt-Toiyabe National Forest show that hiking and walking are among the most popular activities in both areas. Responding to that finding, Mono County Community Development Department has introduced the concept of an Eastern Sierra Regional Trail (ESRT) system that would link communities and showcase the county’s unique cultural, geographic and geologic features. The ESRT would establish a trans-county, non-motorized trail that begins at Topaz Lake in the north and runs to Round Valley in the south, providing nearly 350 miles of trail with linkages to numerous other trail systems along the way that would create smaller recreational loops within the overall ESRT. The ESRT would include two primary trail systems, each spanning the length of Mono County and including a Historic Trail and a Community Trail. The Historic Trail follows such features as historic toll roads, abandoned railroad rights of way, and canals. The Community Trail would be a more direct connection between Eastern Sierra communities. The primary conceptual alignment for both trails is shown in Figure 4.9-1; a description of trail segments is available at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

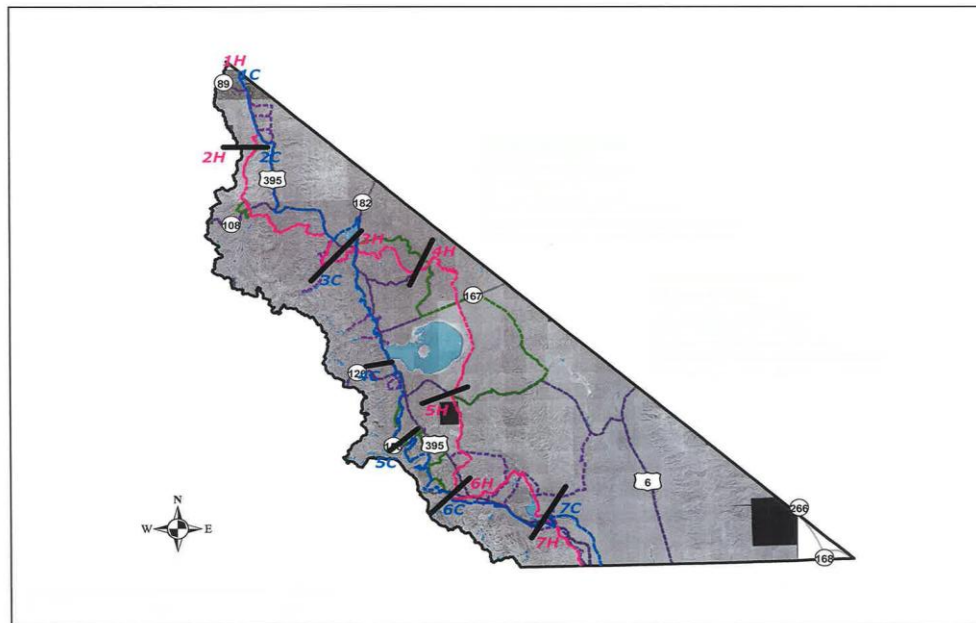


FIGURE 4.9-1: ESRT Historic Trails (in RED) and Community Trails (in BLUE)

² Mono County, 2005 RTP, Eastern Sierra Regional Trail Initial Release: Draft Proposal.

4.9.3.3 Mono-Yosemite Gateway Trail and Local Trails³

Mono County Planning Division is also working with the Mono Basin RPAC and a wide range of community partners and public agencies to explore creation of a Mono-Yosemite Gateway Trail. The Trail would connect downtown Lee Vining with nearby recreation areas including Mono Lake, Lower Lee Vining, and Yosemite National Park. Other community efforts will establish a series of local trails in the Bridgeport Valley (including the areas around Poore Lake, Virginia Lakes, and the Bodie Hills). The Bridgeport-area trail maps are now complete, and available on the Bridgeport RPAC website; the concept Gateway Trail is still in the very early stages of planning and will not be completed within the timeframe of the 2015 *RTP/General Plan Update*. However, the County's existing Trails Plan has been updated to reflect project status to date for the various trails planning efforts.

4.9.3.4 Regional Transportation Plan

The trail planning efforts noted above are complemented by the Regional Transportation Plan (RTP), which emphasizes trails and bikeways as modes of transportation (particularly in the Mammoth Lakes vicinity) as well as vital components of the County's goals for outdoor recreation and for reducing vehicle congestion and pollutants and supporting dark sky objectives. The County completed a Trails Plan in 1994 that included a General Bikeway Plan; the Bikeway Plan is now a stand-alone document and both plans are contained within the *Draft RTP*. The overall purpose of the Plan is to establish trail systems that facilitate multi-modal travel and recreation throughout the unincorporated communities. The plan addresses regional routes (to provide access to communities, major recreational areas and trail systems), and community routes (to provide access within communities and surrounding recreational areas). The Trails Plan expands upon and implements policies in the Mono County General Plan as well as community area plans, the RTP, and applicable plans of federal land management agencies.

4.9.3.5 Bicycle Transportation Plan (BTP)

The *Mono County BTP* describes existing bicycle facilities and programs, analyzes the need for future facilities, designates and prioritizes new routes, provides maps, identifies funding sources, and establishes policies and standards for improving bicycle facilities in the unincorporated area of Mono County. The BTP complies with California Streets and Highways Code §891.2 and §891.4 as well as requirements for state Bicycle Transportation Account (BTA) funding applications. The BTP expands upon the General Bikeway Plan contained in the Mono County Trails Plan (1994) and has been designed to complement similar plans in surrounding counties and communities, including the BTP prepared by the Town of Mammoth Lakes, thus working toward an extensive and complete system. Policies in the document recommend that the *Mono County BTP* be reviewed and updated every five years, in compliance with state requirements for Bicycle Transportation Account (BTA) funding and to ensure that the plan remains current.

4.9.3.6 Economic Development Study

In 2009, the Mono County Economic Development Department commissioned a study of recreation and tourism in the county. Results indicated that total annual visitation exceeded 1.5 million; summer leads the tourist year with 38% of all visits, followed by autumn (27.6%), spring (18.8%) and winter (14.9%). The average annual length of stay was 3.1 days, with the longest average stays during winter (3.8 days) and the shortest during autumn (2.17 days). The survey assessed participation in outdoor activities and found that hiking ranked as the single most popular activity (enjoyed by 47.4% of visitors), followed by fishing (38.7%), photography (37.7%), camping (24.7%), downhill skiing (16%) and bird-watching (11.8%). The sport of ice-climbing ranked lowest at 0.2%, but is among the category of unique and challenging activities that is becoming more popular according to USFS surveys for the Draft *National Forest Assessment*. Overall, 29% of respondents cited "outdoor recreation" as the main purpose of their visit; another 38% cited "vacation/pleasure," and 10% said they had come for "sightseeing or to explore the area." The study estimated \$369 million in annual visitor spending in Mono County, of which an estimated 70% is spent on outdoor recreation (roughly \$250 million a year) -- making outdoor recreation the single largest economic engine countywide.

³ Mono County website: http://www.mono.ca.gov/sites/default/files/fileattachments/final_may_open_house_flyer.pdf.

The vast majority of recreation in Mono County occurs on federal lands. BLM and the Inyo and Humboldt-Toiyabe national forests build and maintain trails, manage the land for resource protection and recreation, groom cross country skiing trails, manage the lease of ski areas, produce maps, and operate visitor centers. The CDFW manages biological resources that form the basis for substantial hunting, fishing and birding activities in Mono County, and the County has actively engaged in steps to build and maintain an active aquaculture industry, including use of county lands for aquaculture production and funding of nonprofit groups devoted to aquaculture. Recreation clubs and organizations are active in the region, sometimes participating in recreation-related policy development and funding crews and volunteer efforts to assist in maintenance of recreation access points and facilities. Numerous recreational facilities are owned and/or maintained by the County, as listed in Table 4.9-1:

TABLE 4.9-1: COUNTY-OWNED AND/OR MANAGED RECREATION FACILITIES⁴				
Location	Facility Description	Address	Date Built	SF
Benton	Community Center	5886g SR 120	1989	3680
Benton	Park Restroom	5886g SR 120	1960	322
Benton	Senior Center	22536 US 6	1974	1970
Bridgeport	Senior Center	123 Emigrant Street	1928	816
Bridgeport	Parks Office and Shop	207 Jack Sawyer Road	1980	3880
Bridgeport	Museum	129 Emigrant Street	1880	3185
Bridgeport	Visitor Center/Senior Center	129 Emigrant Street	1960	1850
Bridgeport	Ballfield Concessions & Restroom	Aurora Canyon Road	2000	620
Bridgeport	Marina Restroom	SR 182	1980	314
Bridgeport	Park Restroom	129 Emigrant Street	1960	160
Bridgeport	Memorial Hall	73 North School St.	1956	10602
Chalfant	Community Center	123 Valley Road	1980	1838
Chalfant	Park Restroom	123 Valley Road	1960	322
Crowley Lake	Community Center	458 South Landing Rd	2003	2981
Crowley Lake	Park Restroom	3609 Crowley Lake Dr.	1984	364
June Lake	Community Center	90 W. Granite Ave.	1970	6691
June Lake	Park Restroom	West Granite	1980	322
June Lake	Ballfield Pump House	North Shore Drive	1999	206
Lee Vining	Museum	129 Mattly Avenue	1989	1200
Lee Vining	Community Center	296 Mattly Avenue	2002	4670
Lee Vining	Park Restroom	129 Mattly Avenue	1965	286
Lundy Canyon	Campground Restrooms	Lundy Lake Road	2000	399
Mono Lake	Park Restroom	Cemetery Road	1973	690
Walker	Community Center (Co. Facility 1976)	442 Mule Deer Road	1957	3874
Walker	Senior Center	399 Mule Deer Road	1988	5168
Total Square Footage: 56,410				
Location	Park Name	Acres		
Benton	Ida Lyn Parkinson	4		
Chalfant	Chalfant Community Park	6.2		
Crowley	Hilton Creek Park	2.5		
Crowley	Crowley Lake Ballfield	5.4		
June Lake	Gull Lake Park	1.5		
June Lake	June Lake Ballfield	5		
Mono Basin	Guss Hess Park	4.3		
Mono Basin	Mono Lake Park	4.2		
Bridgeport	Bridgeport Park	2.1		

⁴ Note that the Whitmore Recreation Area, six miles south of Mammoth Lakes, offers a track and sports field, a pool and three ball fields. The facility is operated by the Town of Mammoth Lakes on land leased from LADWP, with funding contributions from Mono County and other sources.

Bridgeport	Bridgeport Ballfield	14
Bridgeport	Bridgeport Marina	5
Walker	Walker Community Park	14
Total Acreage: 68.2		

4.9.3.7 USDA Forest Service, Inyo National Forest Assessment draft.

In 2013, the Inyo NF issued its draft *National Forest Assessment* (known as the 'Forest Plan'), a wide-ranging assessment of ecological, economic, and social conditions, trends, and sustainability that will be used to revise the Inyo NF Land and Resource Management Plan. Recreation is among the topics analyzed in the Plan. Inyo NF conducted nationwide recreation facility analyses (RFAs) to address growing concern about the ability to maintain recreation sites to meet public needs. The goal was to align management of recreation sites and facilities with the forest's recreation program niche and economic capability. Since 2007, national forest recreation programs throughout the country have been guided by recreation program niche statements and complementary niche settings developed through the RFA process. Niche statements broadly define the scope of a national forest's recreation program and highlight those aspects that are distinctive. The Inyo NF has four niche settings (i.e., suited to particular opportunities and activities) that include: hub, scenic routes, explore, and wild. As part of the Draft *Forest Plan* development, public comments and suggestions were received regarding the forest's recreation niche; all agreed upon the importance of recreation on the Inyo NF for tourism, to support the local economy, and for providing valued outdoor experiences to those who live and visit the forest. Beyond this general consensus, the suggestions expressed divergent viewpoints on the focus for management of recreation and the niche of the Inyo NF.

The *Forest Plan* identifies key Inyo NF recreation sites and areas including (in Mono County) the Mammoth Mountain Ski Area, Mammoth Lakes Basin, Mono Lake, June Lake, Reds Meadow, the Ansel Adams and John Muir Wildernesses, and Rock Creek. Most of these are well-known attractions that receive a high amount of concentrated recreation use.

The *Forest Plan* also analyzes recreation trends based on National Visitor Use Monitoring (NVUM) data. The range of recreational activities available on Inyo NF lands is very long (cross country and downhill skiing or snowboarding, snowmobiling, rock or ice climbing and mountaineering, hiking or backpacking, equestrian riding or packing, mountain biking, camping, hunting or fishing, off-highway vehicle driving or riding, picnicking, swimming, boating, paddle boarding, hang-gliding, wildlife watching, fall foliage viewing, visiting historic sites or scenic areas, participating in interpretive programs or tours, resort use, and more). Of these, the five most popular activities (in terms of Inyo NF visitor participation) have consistently remained the top five, and all 10 activities have stayed relatively constant in population between 2006-2011:

- Viewing Natural Features
- Relaxing
- Downhill Skiing
- Hiking/Walking
- Viewing Wildlife
- Driving for Pleasure
- Nature Center Activities
- Developed Camping
- Picnicking (in 2011)
- Resort Use (in 2011)
- Fishing (in 2006)
- Visiting Historic Sites (in 2006)

Use of overnight developed sites and designated wilderness areas greatly increased between 2006 and 2011, and park visitors expressed an overall high degree of satisfaction with the activities currently available on the Inyo NF. The survey also identified areas of concern that included:

- Sanitation concerns in some heavy-use areas that lack facilities such as restrooms;
- An overall trend toward more challenging activities and unique uses; and
- Concerns about crowding and conflict among forest users

Despite concerns about crowding and overuse, annual visitation decreased from 2006 through 2011, from 2.86 to 2.53 million visitors (about a 12% reduction). A significant majority (78.2%) of visitors drive 201 miles or farther to visit the Inyo NF (mostly from Southern California), and the Inyo NF saw increased foreign visitation as well as senior visitation during that five-year period. Although the vast majority of visitors are white (93.3% in both 2006 and 2011), growing

cultural diversity in California and beyond is seen as the single most important demographic trend, with long-term implications for recreation demand, and visitor expectations and satisfaction.

The *Forest Plan* anticipates that climate change will bring warmer temperatures and drier conditions, reducing snowpack and affecting the many winter activities that depend on snow. Changes may include a shift of activities to higher elevations, and more widespread closures due to unsafe wildfire conditions or habitat restoration requirements. Notably, the Plan refers to the close integration of Inyo NF activities with recreational uses and activities available in nearby communities and private lands. This conclusion was strongly supported in Mono County's comments on the Draft *Forest Plan*, which referenced the heavy influence exerted on the county by demands for Inyo NF recreation and concurred that partnering between Inyo NF and the County has played a critical role in maintaining recreation services, activities and facilities. The County also noted its association with Friends of the Inyo, and sought recommendations as to how this effort can be conducted to best enhance the partnership value to Inyo NF. Complementary USFS and county activities optimize use of open space, alleviate pressure on individual facilities, and support economic sustainability. The *Forest Plan* notes that the travel and tourism industry (hotels and restaurants, resorts, gift shops, and other uses) comprise fully 48.6% of employment and 32.2% of earnings in Mono County, and generate transient lodging tax revenues equivalent to 4.6% of total tax revenues.

4.9.3.8 Eastern Sierra Corridor Enhancement Plan.⁵

Along with the Kern Council of Governments (COG), Inyo County LTC and Caltrans, the Mono County LTC is part of an Eastern California Transportation Planning Partnership (ECTPP)⁶ that is collaborating to address regional issues and develop a coordinated approach to transportation planning. Recognizing the importance of aesthetic and scenic values to the region, the Partnership created a 2010 *Eastern Sierra Corridor Enhancement Program* that provides a vision for enhancements along the corridor including major regional and local design themes, opportunities, goals, and objectives.

The *Program* recognizes that tourism is the single largest private economic generator along most of the US 395 corridor. Key markets for tourism in the Eastern Sierra include Los Angeles, Reno and San Francisco; overall, California residents account for almost 80% of total visitation (residents of central and Southern California are most apt to be repeat visitors), and Nevada accounts for an additional 7%; international visitors represent 11% of all visitors to the region. The *Program* cites Mono County's efforts to assess recreational access points (as part of a Mammoth Lakes Trails and Public Access [MLTPA] study known as the "Mono County Recreation Access Tool" [MCRAT⁷]) as a key step in assisting decision-makers to better allocate resources for improving or creating traveler facilities and signage. While 65% of visitors listed Mono County as their primary destination, 48% of tourists also visited other Eastern Sierra areas along US 395. Within Mono County, almost half of the visitors stopped in Mammoth, 32% visited Lee Vining, 26% visited the June Lake area, and 21% visited the Mono Lake area. Southern Californians were more likely to visit the June Lake area, and northern Californians and day visitors were more likely to visit Lee Vining. Overall day visitors were more likely to come from Nevada.

Rest areas and viewpoints are important to travelers. Caltrans recommends that rest areas (with parking, drinking water, restrooms, tables and benches, pet areas and information) be spaced about every 60 miles; Mono County does not yet meet that goal, offering only one rest area. However, most of the viewpoints along US 395 are concentrated in Mono County. In 2000, Caltrans developed a rest area system master plan that includes locations for new rest areas. Two of the locations (one in Bodie and one in Topaz) are proposed to be located in Mono County. The *Enhancement Plan* envisions an enhanced system of rest areas that include opportunities for exploration, identify local and regional resources, showcase state-of-the-art building practices and provide adequate facilities and parking for truck traffic as

⁵ Kern Council of Governments, Caltrans, Mono County LTC, Inyo County LTC, *Eastern Sierra Corridor Enhancement Program, US 395 & SR 14 Corridors in Kern, Inyo, and Mono Counties*, February 4, 2010. Prepared by Design Workshop, LSC Transportation Consultants, Sierra Business Council, Dynamic Competence and CURES.

⁶The ECTPP is sponsored and supported by the Coalition for Unified Recreation in the Eastern Sierra (CURES); additional partnership members include San Bernardino Association of Governments and Southern California Association of Governments.

⁷MLTPA, *Mono Co. Recreation Access Tool*: <http://mltpa.org/about/contractual-services/mono-county/mono-county-recreation-access-tool-mcrat>

well as automobiles. Similarly, the *Plan* recommends that signage be used not only to identify corridor resources and access points, but also to notify travelers of community businesses – both of which can strengthen the economic health of communities along the corridor.

The *Plan* makes specific mention of winter road closures in Mono County as a significant issue for residents and visitors: the closure of SR 158 (June Lake Loop) can confuse visitors and create the erroneous impression that June Lake is also ‘closed’ to visitors. The *Plan* also recommends better signage about avalanche closures, expected dates when roads will reopen, and (for through travelers to Nevada) the availability of supplies and lodging facilities in Antelope Valley. Billboards and extraneous signage are discouraged because they diminish travelers’ enjoyment of the aesthetic environment. Transit is emphasized as increasingly important, enabling visitors to better access remote areas in an environmentally responsible manner. Equally important is the provision of bicycling and pedestrian opportunities, both of which are widely available throughout Mono County. However, the *Plan* recommends that essentially all communities along the corridor provide more extensive sidewalk systems since pedestrian activity along the corridor is well above the national and statewide average of 2.9% of all trips.

4.9.3.9 City of Los Angeles Recreational Areas and Facilities.⁸

About 75% of LADWP-owned land in Inyo and Mono counties is open to the public for such uses as fishing, hiking, hunting, nature studies, photography, painting, and other daytime recreational uses.⁹ Provided below is a partial list of facilities available within Mono County:

- **Mono County Park at Mono Lake.** This park – located just off US 395 about five miles north of Lee Vining -- offers picnic tables, toilets, drinking water, a playground, a boardwalk down to Mono Lake, and birding tours throughout the summer months.
- **Brown’s Owens River Campground.** Located on the Upper Owens River just north of Crowley Lake, this campground offers fishing, hot showers, a snack bar and a store. Brown’s Camp is located off Benton Crossing Road.
- **Camp High Sierra.** Owned and operated by the Los Angeles Department of Recreation and Parks, Camp High Sierra offers 40 public camping spaces and hot showers. The camp is located off Lake Mary Road on the way up to the Mammoth Lakes Basin.
- **Crowley Lake South Landing Campground.** Crowley Lake Fish Camp (lessees of Crowley Lake from the LADWP) operates this campground at South Landing.

4.10.4 REGULATORY SETTING

4.10.4.1 Federal Regulations

United States Forest Service. Created in 1987, the National Forest Scenic Byway system consists of 138 National Forest Byways, each administrated by the designated USDA Forest Service Chief. The goal of the National Forest Scenic Byway system is to enhance rural community tourism by providing access to scenic and historic viewpoints. Although a federal program, many of the byways are administered under State, County or town jurisdiction and are under their maintenance and responsibility. Byways are eligible for special project assistance and funding through both DOT Federal Lands and other Scenic Byways programs. Five Mono County routes are designated as scenic byways: a) SR 120 West into Yosemite Valley, b) SR 120 East to Benton, c) June Lake Loop, d) SR 203 to Minaret Vista, and d) Rock Creek Road.

4.10.4.2 State Regulations¹⁰

SB 99 - Active Transportation Program (ATP). The ATP was passed in 2013 to encourage increased use of active transportation modes through the following program goals:

⁸ LADWP website: <http://wsoweb.ladwp.com/Aqueduct/recuses/campgrounds.htm>.

⁹ <http://wsoweb.ladwp.com/Aqueduct/recuses/recreationindex.htm>

¹⁰ Please also see EIR §4.10, Aesthetics, for discussion of the scenic byway and highway programs of Caltrans, BLM and Mono County.

- Increase the proportion of trips accomplished by biking and walking;
- Increase the safety and mobility of non-motorized users;
- Advance the ATP efforts of regional agencies to achieve mandated greenhouse gas reduction goals;
- Reduce childhood obesity through programs eligible for funding (such as the Safe Routes to School Program);
- Ensure that disadvantaged communities fully share in program benefits; and
- Provide a broad spectrum of projects to benefit many types of active transportation users.

Small urban and rural areas with populations up to 200,000 receive 10% of program funding, and another 50% of ATP funding is awarded competitively on a statewide basis; 25% of both categories must benefit disadvantaged communities. The funding may be used for a wide variety of eligible infrastructure and non-infrastructure projects. Note that the criteria for successful applications currently are not well suited to rural areas such as Mono County.

4.10.4.3 Regional and Local Regulations¹¹

Mono County Bicycle Transportation Plan. The General Bikeway Plan (now being updated as part of the RTP update) provides a comprehensive plan for bicycle facilities in communities throughout the county. The plan focuses on direct and convenient routing for the commuting bicyclist.

The Town of Mammoth Lakes Trail System Master Plan (MLTSMP). Adopted in May 1991, the MLTSMP focuses on non-motorized facilities for alternative forms of transportation, including pedestrians, bicyclists, and cross country skiers. The MLTSMP would connect and pass through a series of parks and open-space areas, having numerous access points in and around the town. Because of the significant existing and future traffic congestion in the town and the relatively compact development pattern, non-motorized facilities can be more than recreational facilities. A comprehensive trail system for pedestrian, bicycling, and cross country skiing will reduce auto travel, as well as provide important recreational amenities for visitors and community residents. Experience in similar resort communities has indicated a direct economic benefit from expansion of the trail system. Mammoth has already developed over 7.5 linear miles of trail, 80% of which has been funded with state and federal grant money.

4.10.5 SIGNIFICANCE CRITERIA

Consistent with Appendix G of the CEQA Guidelines, the proposed RTP/General Plan update project will be considered to have a significant impact on recreation if it will:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

4.9.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.9(a): Would implementation of the proposed RTP/General Plan Update increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

LESS THAN SIGNIFICANT IMPACT. The *Draft RTP* anticipates that recreational use will continue to expand along the US 395 corridor, creating need for additional facilities, and the proposed RTP/General Plan update includes numerous plans and programs to respond to this need. Programs and actions proposed in the *RTP/General Plan* update will expand the scope, extent and variety of recreational activities in Mono County, and support further recreational development in future years with particularly emphasis on resolving identified safety issues. The *RTP* contains numerous policies to

¹¹ Mono County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), October 2006.

expand the development of facilities for non-motorized activities, which are currently limited and often occur in areas not designed for such use, including policies that promote the development of regional bike trails, such as the ESRT.

In its discussion of countywide issues, opportunities and constraints, the *Draft Land Use Element* notes that the County's RPACs and community planning groups have generally expressed a desire to maintain rural recreational attributes, preserve the small-town character of existing communities, and protect the county's natural resources. The discussion of issues, opportunities and constraints for community areas identifies many Mono County communities that have stressed the importance of enhanced non-motorized trail and recreation opportunities, as briefly highlighted in the Table 4.9-2 summary of recreational issues, opportunities and constraints that impact many Mono County communities and regions (as identified in the *Draft RTP*).

TABLE 4.9-2: Non-Motorized Trail and Recreational Issues in Mono County	
COMMUNITY AREA	CONSTRAINTS & OPPORTUNITIES
ANTELOPE VALLEY	There is considerable interest in a loop bike route throughout the valley for use by touring bicyclists. There is some interest to provide facilities for pedestrians and equestrians along a similar route, as well as mountain biking opportunities along West Walker River.
	There is the potential to enhance the natural resource-based recreational opportunities in the area, particularly by developing additional recreational facilities and opportunities at Topaz Lake. In planning for additional recreation at Topaz Lake, there is a need to designate a boat launching area to provide boat access within California and to designate restricted boating areas to protect critical water bird nesting and rearing habitat. The Walker River Irrigation District is currently working cooperatively with other agencies to develop a recreation management plan for Topaz Lake.
	There is interest in continuing to expand recreational opportunities for residents and visitors (e.g., proposed fishing regulation change on West Walker River, ATV jamboree, other events).
	There is interest in continuing to promote the Antelope Valley as a tourist destination.
SONORA PASS	The primary issue within the Sonora Junction Planning Area is the continued successful integration of private property use with activities such as recreation and military operations associated with the USMC Mountain Warfare Training Center. There is an opportunity to develop policies that ensure there will be minimal or no impact from military training or operations near private land, and if impacts were to occur, to provide for their disclosure.
SWAUGER CREEK	The central concern in the Swauger Creek area is regulating development, including residential land uses, in order to preserve the natural resources in the area. Residents in the area are also interested in preserving and enhancing wildland recreational and research values in the surrounding area.
	The open-space environment of the area should be recognized as a valid natural resource, and its enjoyment a form of recreation in the true sense of the word. The landowners of the area recognize that this natural environment, its peace, quiet, low density and natural surroundings are some of the values that brought them to this area, and that the preservation of viewsheds in general, and certain specific visual groups in particular, is an important component of the area land use plan. Landowners feel themselves to be the trustees of the resource values of the area and, as such, to be responsible to future generations for the quality of their stewardship.
BRIDGEPORT VALLEY	There is interest in eventually developing local bike trails and/or loops, and hiking/pedestrian trails, in Bridgeport and the surrounding recreational areas
	Residents of Bridgeport are concerned about pedestrian and bicyclist safety along US 395 and SR 182 from the Evans Tract to the dam at Bridgeport Reservoir and State line. The residents recommend as priority items a bike lane on SR 182, and widening the shoulder along US 395 from the Evans Tract to SR 182.
	There is an opportunity to enhance the recreational opportunities available at Bridgeport Reservoir and to protect the wetlands and associated natural resources in the surrounding area.

	<p>These recreational opportunities may include fishing, hunting, kayaking, boating, sailing, and bird watching.</p> <p>There is an opportunity to develop and market recreation opportunities in the public lands surrounding Bridgeport.</p> <p>There is a need to expand PUD services to accommodate the local and recreational demands of the surrounding area (particularly sewage disposal), but the PUD lacks the economy of scale necessary to fund many necessary infrastructure improvements and maintenance.</p> <p>There is an interest in maintaining desirable water conditions in Bridgeport Reservoir, the East Walker River and its tributaries (e.g., reservoir level, in-stream flow and water quality).</p> <p>Bridgeport has faced a steady decline of population and economic activity in recent years. Many local businesses and local services, including health care and schools, have already closed or are on the brink of closure. There is a critical need to create economic development opportunities in the town to reverse this trend.</p> <p>There is an opportunity to create a wayfinding system in Bridgeport that draws attention to the amenities located outside the center of town.</p> <p>Historically, Bridgeport's primary recreation activity has been fishing. The activity is currently threatened by decreased stocking activities and invasive species issues. Efforts toward preserving the angling experience are important, but of equal importance is the diversification of recreation opportunities.</p> <p>US 395 through Bridgeport does not reflect small-town character as well as it could. Even with reduced vehicle travel lanes, perceptions of speeding remain along with a desire to increase the pedestrian friendliness and appeal of the street to encourage motorists to stop and explore.</p>
MONO BASIN	<p>Additional pedestrian trails to and from local activity nodes, such as the Mono Basin Visitor Center and Mono Lake.</p>
	<p>Residents express conflicting sentiments about additional growth. The concept of a sustainable, successful economy is supported, but the fear is that communities will need to become too big or "citized" to achieve this, sacrificing the rural characteristics and healthy natural environment valued by residents. The challenge is to appropriately balance economic development goals with the desired rural community characteristics and protection of the natural, scenic, historical and recreational values of the area. Growth does not necessarily mean becoming bigger; it could also mean improving what already exists within the current development footprint.</p>
LEE VINING	<p>There is a desire for pedestrian improvements throughout Lee Vining and adjacent areas. These improvements may include:</p> <ul style="list-style-type: none"> • Safe pedestrian crossings across US 395 in Lee Vining. Improvements to slow traffic may include: variations in pavement surface, raised intersections, reconfigured traffic lanes, flashing caution lights, and crosswalk landmarks. • Post and enforce slow speed limits along US 395 within Lee Vining to minimize conflicts with pedestrians crossing the highway. Speeds on US 395 along Mono Lake should also be lowered to minimize conflicts with recreational visitors to the lake. • Additional pedestrian trails to and from local activity nodes, such as the Mono Basin Visitor Center and Mono Lake. • There is need for bikeway improvements throughout the Mono Basin. There are opportunities to include wider shoulders adequate for bike use as part of scheduled road maintenance projects and to provide other improvements for bicyclists.
JUNE LAKE	<p>Improved and expanded pedestrian trails along the June Lake Loop would improve safety, increase pedestrian traffic in commercial areas, and expand the range of recreational opportunities. Most of June Lake's trails are on public lands managed by USFS, and provide access to destinations outside the community. There is an opportunity for pedestrian trails on private lands to link major commercial areas with homes, lodging facilities and recreation nodes.</p> <p>Sidewalks along both sides of SR 158 through the Village are the only existing pedestrian features. Sidewalks feature either an asphalt or concrete surface and vary in width from approximately 4 ft., predominately on the west side, to 2 ft. on the eastside. Obstructions such</p>

	<p>as stairs with handrails to individual businesses, driveways to individual businesses, portable business signs and signposts, clutter the sidewalks.</p> <p>Caltrans field surveys have indicated that a June Lake Village project featuring a connector road, community parking lots, and pedestrian improvements could qualify for MAP-21 or ATP funding due to its multi-modal aspect of relieving traffic congestion.</p> <p>Cross country ski trails, which do not exist in the Loop, could link future development and provide an alternative to automobile travel.</p> <p>Potential cross country ski trail alignments in the Loop are severely limited by avalanche dangers. Other limiting factors include the availability of snow on a consistent basis and the existence of private property predominately in the flatter areas of June Lake.</p>
<p>MAMMOTH VICINITY/ UPPER OWENS</p>	<p>Maintaining the scenic corridor along US 395 and providing bike routes in the western portion of Long Valley on existing roadways.</p> <p>There is very little privately owned land in the Mammoth Vicinity Plan area. Significant parcels of private land occur along Hot Creek and in the valley west of Crowley Lake. LADWP owns large parcels of land in the Casa Diablo/Hot Creek area, at the Whitmore recreational area, and adjacent to Crowley Lake. The LADWP has no formal planning documents for those lands.</p> <p>All landowners agree that agricultural uses should be continued. There appears to be support for continuing current grazing management practices. A consensus among private landowners seems to be that agricultural uses are compatible with area recreational use.</p> <p>The majority of the landowners believe the area should focus on family resort/seasonal use and ranching rather than community development. Uses shall be of the type that attracts people for a limited time, not the type that promotes year-round occupancy. Some landowners believe that the historical land uses of agriculture, recreational fishing, and seasonal recreational use should take precedence over any new land use.</p> <p>There is a growing need for winter security to prevent vandalism, trespassing and poaching. Vandalism occurs in the winter and at times during hunting season. There is currently limited plowed winter road access to the area, limited cell phone reception, and no electrical service to all of the properties. The area also lacks structural fire protection and other similar services.</p>
<p>LONG VALLEY</p>	<p>Issues in the Long Valley area (Long Valley, McGee Creek, Crowley Lake/Hilton Creek, Aspen Springs, Sunny Slopes) include maintaining the rural recreational character while developing an effective and safe circulation system. Long Valley residents are interested in providing adequate emergency access, upgrading local roads to County standards, discouraging traffic in residential areas, and encouraging alternative transportation systems within the communities.</p> <p>Residents have expressed an interest in providing bike lanes in the following areas: around Crowley Lake to the Benton Crossing Rd; from Long Valley to the Convict Lake Rd so that bicyclists can ride off US 395; from Long Valley to Mammoth Lakes, possibly along the utility right of way; and along South Landing Rd.</p> <p>One local safety issue is providing routes for pedestrians & bicyclists in the Crowley Lake/Hilton Creek area, along Crowley Lake Drive and South Landing Road. The recently completed bikeway along Crowley Lake Drive from South Landing Road to the community center has increased bicycle safety in Crowley Lake. Interest has also been expressed in developing improved trails along portions of the Whiskey Creek riparian corridor through portions of the community.</p> <p>Residents are also concerned about safety at the intersection of Lower Rock Creek Rd & US 395. There is interest in eliminating that intersection and realigning Lower Rock Ck. Rd so that it terminates at Crowley Lake Dr. at Tom's Place and/or developing a separate Class I bicycle path from Tom's Place to Lower Rock Ck. Rd.</p> <p>There is interest in a regional trail network, including a multi-use trail from Long Valley to Mammoth Lakes and around Crowley Lake, and in identifying missing links between existing trails within and outside each community to connect points of interest. (Notably, the current Draft Land Use Element deletes the following Long Valley goal that was included in the 2001 Land Use Element: There is a desire to provide additional recreational development at Crowley Lake and throughout the area. There is a need, when considering additional recreational development at Crowley Lake, to designate restricted boating areas to protect critical water bird</p>

	<p>nesting and rearing habitat. Within the communities, particularly Crowley Lake/Hilton Creek, there is a desire to develop additional neighborhood parks and a trail system connecting the parks and the communities.</p>
<p>WHEELER CREST/ PARADISE</p>	<p>Residents are interested in providing an improved transportation system that protects and accesses the unique scenic, recreational and environmental resources of the area. Alternative transportation systems, both within the community area and linking the area to other communities in the region, are a major concern. Residents in Paradise are interested in providing a bicycle climbing lane on Lower Rock Ck. Rd. from the Inyo County line to Tom’s Place.</p> <p>Recreation access and management are of concern to the residents.</p> <p>Residents are interested in providing an improved transportation system that protects and accesses the unique scenic, recreational and environmental resources of the area. Alternative transportation systems, both within the community area and linking the area to other communities in the region, are a major concern.</p>
<p>TRI-VALLEY</p>	<p>Residents are interested in safety and access to the rest of the county. Issues in this area include the provision of adequate and safe access to US 6 with sufficient distances between access points; safety along US 6 during hazardous conditions (primarily dust storms); the provision of rest stops along US 6; the inclusion of US 6 into the countywide scenic highway system for its historic significance; and the provision of a bike path connecting Bishop and Chalfant, either by widening the shoulders along US 6 or by providing an alternative route along the abandoned railway lines east of US 6. Residents also believe that there is a need for an emergency services facility and an emergency landing strip in Hammil Valley.</p> <p>Traffic speed through community areas and ensuring safe routes to schools, especially when a highway crossing is involved, are also concerns.</p>
<p>COUNTYWIDE</p>	<p>There is a growing need for additional trail systems throughout the county, both within and between community areas. There is potential to link existing trail systems (predominantly on public lands) to newly developed trail systems on private and county lands in community areas. State planning law (CGC §65302 (e) et seq.) requires every city and county to consider a trail system in its open space element. The law also requires every city and county to consider the feasibility of integrating its trail system with appropriate segments of the state system.</p> <p>Although bicycling is increasingly popular, the County lacks facilities specifically for bicyclists. Most bicycling occurs on roads where the shoulder may or may not be wide enough to accommodate bicyclists safely. Mountain bike use occurs throughout the county on dirt roads that are often unmarked. Local road sections with markings/signage for bike use include:</p> <ul style="list-style-type: none"> • Bike Route along Crowley Lake Drive and South Landing Road from Tom’s Place to Crowley Lake • Bike Route along Pearson Road in Crowley Lake; • North Shore Drive Bike Route in June Lake; • Share the Road signs along Benton Crossing Road; • Share the Road signs along SR 158 in June Lake; • Bicycle/pedestrian bridge over the East Walker River in Bridgeport; • Recently designated bike lane on Main Street (US 395) in Bridgeport; and • Eastside Lane Bike Route in the Antelope Valley. <p>When rehabilitation work is planned for local/state highways, it is LTC policy to consult non-motorized users for the addition of bike/pedestrian facilities prior to construction.</p> <p>Most bicycle travel in the region now occurs on streets and highways without special bike facilities. This will probably continue in the future as bicycle commuting gains in popularity. Some street systems may be adequate for safe and efficient bicycle travel, and signing and striping for bicycle use may be unnecessary. In other cases, signing and/or striping can serve as a means to alert motorists of the presence of bicyclists that may be using the roadway.</p> <p>Caltrans is currently developing a California Statewide Bicycle and Pedestrian Plan (CSBPP) to implement the federal Department of Transportation policy that safe and convenient walking and bicycling facilities be incorporated into transportation projects. The project calls for plan</p>

	<p>completion by February 2017.¹² Caltrans District 9 also maintains bike routes on several Mono County highways including US 395, SR 120, and SR 167.¹³</p>
	<p>In past RTPs and Circulation Elements, the Mono County LTC adopted the policy that the best way to enhance bicycle travel would be improved maintenance of roads that are used regularly by bicyclists. This would require increased attention to road shoulders where bicyclists ride. Caltrans has received good feedback for increased sweeping in its maintenance.</p>
	<p>It's important to consider bicycle needs in construction, safety and operational improvements. The county road system has been reviewed to determine bicyclists' needs in terms of increased safety and added bicycle lanes. Many rural highways are used for recreational travel and travel between communities. The development and maintenance of paved roadway shoulders with a wider 8-10" edge-line stripe would significantly improve the safety and capacity for bicyclists.</p>
	<p>There is an opportunity to create an ESRT system that would serve the needs of bikers and pedestrians in the Eastern Sierra. This proposed system would provide a regional non-wilderness trail system close to 300 miles long in Mono County. Fully 90% of the system would be on existing trails, old railroad alignments, wagon roads, and abandoned roads; 10% of the system would require new construction. The project has been developed to a conceptual level and requires further development, including community and agency outreach to refine alignments, projects and programs.</p>
	<p>In January 2000, the Mono County LTC voted to support the following requests from the Sierra Bicycling Foundation for bike route signing in Mono County on state highways and county routes:</p> <ul style="list-style-type: none"> • US 395 north and south from Tom's Place to Highway 158; • June Lake Loop (SR 158) in both directions; • SR 120 to Benton in both directions; • US 395 north of June Lake Junction to Lee Vining in both directions; • SR 203 from US 395 to Mammoth Mountain Ski Area, both directions; • Upper Rock Ck. Rd from Tom's Place to Mosquito Flat in both directions; • Lower Rock Ck. Rd from Tom's Place to Inyo County line, both directions; • Benton Crossing Road to SR 120 in both directions; • Crowley Lake Drive to Sherwin Creek Road in both directions; and • Owens River Road in both directions. <p>All routes except Upper Rock Ck. Rd. are identified in the RTP and Circulation Element as Regional Bike Routes. Caltrans wants to ensure that bike route signage on state highways is coordinated with bike route signage on other county routes, and plans to install signs after first verifying that routes proposed for bike route signage are appropriate for bicycling.</p>
	<p>There is a need for improved and expanded pedestrian facilities in community areas throughout the county, to improve safety and increase access to commercial core. Safe Routes to Schools routes can be developed in additional areas. The Complete Streets planning process is developing planning principles to convert communities in the county to more walkable communities. The focus is on Crowley Lake, Lee Vining, June Lake, and Bridgeport.</p>
	<p>Active Transportation Program funding provides an opportunity to develop and fund coordinated systems for non-motorized users. There may be an opportunity to target some of the lower-income areas of communities, if they qualify as disadvantaged communities.</p>

Reflecting these priorities, the Mono County *Draft Conservation/Open Space Element* anticipates that natural resource-based outdoor recreation will continue to be the foundation of Mono County's economy, and identifies the maintenance of high quality of local recreation facilities and opportunities as a major goal. The *Element* cites five key issues in achieving this goal:

¹² Caltrans Headquarters Office of System Planning, *California Statewide Bicycle and Pedestrian Plan (CSBPP)*, Presentation Outline by the Active Transportation and Livability Communities Group. Feb. 19, 2015. Website: <http://cal.streetsblog.org/wp-content/uploads/sites/13/2015/05/Statewidebikeplaninfo.pdf>

¹³ Caltrans District 9 *Bicycle Guide*: <http://www.dot.ca.gov/dist9/bicycle/bike.html>.

- Providing community recreation facilities for residents;
- Providing sufficient recreation facilities outside community areas for both residents and visitors;
- Providing connections and trail links between communities and various recreation areas;
- Using existing recreation areas and facilities more efficiently; and
- Ensuring that the type, location and timing of recreational development corresponds to the County's support capabilities.

The *Element* notes that federal land management agencies (USFS and BLM) are largely responsible for developing recreation policies and facilities since they manage most of the lands used for that purpose. Coordination between the County and the federal land management agencies is thus a top priority, although the efforts of both BLM and USFS have been hampered by continued funding reductions.

Many components of the current *Draft RTP/General Plan Update* seek to increase tourism, increase the use of existing recreational facilities, and to expand the number and range of recreational opportunities in coming years. Supportive policies and actions are evident in the Outdoor Recreational section of MEA, the *Draft Open Space and Conservation Element*, the *Draft Economic Development Strategy*, the *Draft Land Use Element*, the *Draft RTP*, the proposed ESRT system, the proposed Gateway Trail, the proposed Scenic Byways Plan and Main Street Revitalization efforts. Deterioration of facilities is an ongoing concern, particularly given the heavy use patterns that occur in Mono County. However, the facility policies of the Circulation Element, as well as the RTP, identify ongoing maintenance and upkeep as priorities for the County as a whole as well as many of the communities profiled in Table 4.9-2. The County also recognizes that the vast majority of recreational activities occur on surrounding public lands, and has therefore emphasized participation in collaborative efforts with Inyo NF, BLM, and other agencies as key to ensuring that future capacity is in place to meet recreational demands and needs. The policies, actions and related planning initiatives contained in the *Draft RTP/General Plan Update*, as summarized below, will reduce the potential for physical deterioration of recreational facilities to **less than significant levels**, and no supplemental mitigation recommendations are required.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL
IMPACTS TO EXISTING PARK FACILITIES**

Please refer to Table 4.9-3 in Appendix D.

<p>IMPACT 4.9(b): Would implementation of the proposed RTP/General Plan Update include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p>
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POTENTIALLY SIGNIFICANT IMPACT: The *Draft RTP* anticipates that recreational use will continue to expand along the US 395 corridor, creating need for additional facilities, and the proposed *RTP/General Plan* update includes plans and programs that will expand the scope, extent and variety of recreational activities in Mono County. Also included are policies and actions for further recreational development in future years, including policies that promote the development of extensive regional trail systems, such as the ESRT and the Gateway Trail connecting Lee Vining to Yosemite National Park and other recreational features.

These plans and policies point to the numerous benefits of recreation. In Mono County, these benefits are particularly important with respect to economic development since tourism is the main driver of the local economy. However, the benefits extend well beyond economic effects, as recognized in numerous Healthy Communities policies of the *Draft Land Use Element*. Recreation increases the opportunities for physical activity and thereby helps to control obesity, boost the immune system, diminish the risk of disease, and increase life expectancy. Parks and recreation can aid in reducing depression, relieving stress, improving self-esteem and personal growth. The social benefits of recreation

include strengthening communities, promoting social bonds and supporting youth, and the proximity to parks and recreation facilities leads to safer, cleaner neighborhoods and encourages volunteerism and stewardship. These benefits can act in tandem.¹⁴ In its comments to the USFS concerning Inyo NF *Draft Forest Plan*, Mono County indicated that “*planning is and will remain heavily influenced by demands for Inyo NF recreation opportunities, access and facilities*” and sought input from Inyo NF on how the county RTP/General Plan update can be conducted to optimize the partnership value to Inyo NF including opportunities to jointly implement initiatives, planning and implementing actions where appropriate.

Notwithstanding the substantial opportunities and benefits described above, recreation is also associated with significant environmental impacts. The study of how recreation impacts the environment (a science known as ‘recreation ecology’) is still relatively young. The first recreation ecology textbook was published in 1987, and although many studies have been conducted, the body of knowledge is far from complete.¹⁵ The current understanding of recreation ecology is most thorough with respect to the magnitude and nature of recreational impacts on vegetation and soil. The most common type of recreational impact (trampling) is known to damage plants, displace soil organisms, and compact mineral soils – all of which in turn have secondary impacts that ultimately result in localized but severe (and sometimes long-lasting) changes in overall ecological structure, composition and function. Substantial environmental effects are also known to be caused by firewood collection, campfire building, trail construction and maintenance, the grazing of pack animals, human intrusion into wildlife habitat, and the use of motor vehicles.

A recent study by the California Department of Parks and Recreation extended the range of impacts from hiking, jogging, horseback riding, and photography to include nutrient loading, and introduction of non-native invasive plant species, habitat fragmentation and edge effects. Recreation can also impact birds, causing at least temporary effects on bird behavior and movement; road noise has been shown to negatively affect birds (reduced nesting, etc.) at distances of about 1/2 mile and it is hypothesized that trail noise might also affect birds, possibly over shorter distances.

Microclimatic changes (including increased sunlight and rainfall due to reduced canopy, increased wind, decreased humidity, changes in temperature regime, etc.) have also been documented in forest edges near clearings, and it is anticipated that similar effects may occur along forest trails, if wide enough to enlarge the canopy. Nutrient enrichment from horse manure and urine may favor invasion of weedy species along horse trails, potentially increasing the abundance of non-native grasses, and a decline and decreased diversity of native grasses. The magnitude of such effects is determined by use patterns, environmental characteristics and management practices. Key elements in determining use pattern impacts include the amount and distribution of use, the type and behavior of use, and the timing of use and resilience of the environment. The relationship between use and resulting impacts is not linear. However, small increments of recreational use cause substantial impact on most types of soils and vegetation, and the rate of increased impact decreases as overall use increases.

There is also a significant relationship between impact and type of use. Use of campfires and grazing of pack stock both have impacts that can be avoided by foregoing campfires and pack outfitters. Horses cause substantially more trail erosion than hikers or mountain bikers (or even llamas, a pack alternative), and hikers with dogs disturb wildlife more than hikers without. Impacts also vary depending on weather conditions: trails are more subject to erosion in wet conditions than dry, and impacts to wildlife are more severe during certain times of year (mating and birthing) and certain times of day (feeding times). Other factors governing the magnitude of impact include resistance (the ability to tolerate use without damage) and resilience (ability to recover from damage); some vegetation types are far more resistant and resilient than others.

There are relatively few empirical studies that assess the efficacy of actions taken to mitigate recreation impacts. However, the work done to date suggests that impacts can be minimized by concentrating use at a small number of

¹⁴ *The Health and Social Benefits of Recreation*, California Resources Agency (an Element of the California Outdoor Recreation Planning Program), March 2005. Accessed at the California State Parks website: <http://www.parks.ca.gov/pages/795/files/benefits%20of%20final%20online%20v6-1-05.pdf>

¹⁵ Sources for the discussion of recreation ecology in this section include: *Environmental Impacts of Outdoor Recreation in Wildlands*, David N. Cole; article obtained from <http://www.leopold.wilderness.net/research/fprojects/docs12/jssrmchapter.pdf>; and *Ecological Impacts of Recreational Use of Trails: A Literature Review*, Marilyn Jordan Ph.D., The Nature Conservancy, May 4, 2000. Article obtained from California Department of Parks and Recreation (<http://www.parks.ca.gov/pages/795/files/ecologicalimpactsrecreationalusers.pdf>).

sites -- a finding that is now at the heart of management policies requiring use of designated campsites and 'leave no trace' practices.

Concerns similar to those noted above are also cited in the Inyo NF *Forest Plan*. The *Forest Plan* indicates that there are 1,612 miles of designated trails on the forest, including 340 miles of motorized trails, 225 miles of over-snow motorized trails, 999 miles of standard non-motorized trails, and 48 miles of over-snow non-motorized trails; the Plan notes that some of the motorized trails and roads have been created by visitors to retrieve firewood for personal use and to access dispersed camping areas. Some of these improvised routes have had undesirable impacts including degraded water quality in areas where erosion occurred near streams, and damage to cultural resources where roads traversed archeological sites (discussed in §4.7, Cultural Resources). These impacts led Inyo NF to prohibit motorized use on roughly 660 miles of unauthorized routes (as well as the addition of other roads and trails). The *Forest Plan* finds that unmanaged recreation in general (rock climbing routes at newly discovered crags, user-created mountain bike trails, camping in sensitive ecosystems such as stream zones, and vehicle use outside authorized routes) can negatively impact ecosystem health through the spread of invasive species, overfishing, and degradation of water quality, and also adversely affect visitor experience as a result of conflicting or competing uses and overcrowding.

More recently, the USFS and CDFW have studied the impacts of fish stocking (to support recreational fishing activities) on native fauna. Results of these studies indicate that the introduction of trout into lakes throughout the Sierra Nevada mountain range has eliminated the mountain yellow-legged frog from over 95% of its historic range. In turn, this has altered the life-cycle and reduced the population numbers of other lake macro-invertebrates and zooplankton, thereby reducing the intensity of insect hatches and ultimately affecting bird migration patterns. The Inyo NF forecasts that climate change and other stressors will further disrupt habitat for lake-associated species. As conservation and resource stewardship have become increasingly important to sustainable recreation, Inyo NF has concluded that adaptive management will be essential, particularly for unmanaged recreation.

The *Draft RTP* notes that recreational traffic creates specific problems for the interregional and local transportation and circulation system, causing recurrent congestion patterns that are typically found in more urban areas, as well as safety concerns associated with slow-moving recreational vehicles (particularly on two-lane roadways) and reduced livability of Mono County communities. The RTP anticipates that recreational use will continue to expand along the US 395 corridor, creating need for additional facilities and ensuring that safety concerns will remain a high priority for County planners.

Recreation ecology is a young but rapidly expanding field of research, with a wide range of current and potential applications (including ecotourism). Studies undertaken to date have already led to a clearer understanding of how recreation affects environmental resources, and enabled resource managers to identify more effective ways to restore damaged resources and establish more appropriate use quotas. The County will draw on this body of knowledge as it implements the recreational programs, plans and policies contained in the current RTP/General Plan update. These preventive and mitigating activities are anticipated to substantially reduce the impacts of recreational development on the environment, but **not to a level that is less than significant**. Note that all future recreation improvements are subject to CEQA compliance requirements at the time individual projects are proposed for implementation. Relevant objectives, policies and actions are provided in the section below.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE POTENTIAL IMPACTS ASSOCIATED WITH NEW RECREATIONAL FACILITIES

Please refer to Table 4.9-3 in Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.10

AESTHETICS, LIGHT & GLARE, SCENIC RESOURCES

4.10.1 INTRODUCTION AND SUMMARY

This section describes aesthetic and scenic resources in Mono County as well as efforts to maintain the quality of nighttime views by limiting sources of light and glare, as well as the potential impacts on these resources that may occur in association with the proposed comprehensive *RTP/General Plan Update*. This section incorporates and responds to NOP comments received from Caltrans noting that the National Scenic Byway program has been discontinued. Information for this section is based in part on data from the Mono County MEA (Scenic Resources, 2010), as well as other sources as cited in the text. Key findings are summarized in the table below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR AESTHETICS, LIGHT & GLARE, SCENIC RESOURCES	
IMPACT LU 4.10(a):	SCENIC RESOURCE IMPACTS
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.10-3 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT LU 4.10(b):	IMPACTS TO VISUAL CHARACTER
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.10-3 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT LU 4.10(c):	LIGHT AND GLARE EFFECTS
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.10-3 in Appendix D
Residual Significance:	Potentially Significant Impacts

4.10.2 KEY TERMS USED IN THIS SECTION

Glare. Glare is a visual sensation caused by excessive and uncontrolled brightness. It can be disabling or simply uncomfortable. The experience of glare is subjective, and sensitivity to glare can vary widely. Older people are usually more sensitive to glare due to the aging characteristics of the eye. Disabling glare is the reduction in visibility caused by intense light sources in the field of view, while discomfort glare is the sensation of annoyance or even pain induced by overly bright sources. Sources of glare include streetlights, parking lot lights, floodlights, signs, sports field lighting, decorative and landscape lights, and reflective surfaces (particularly glass and metal).

Light Pollution and Light Trespass. Light pollution is an unwanted consequence of outdoor lighting and includes such effects as sky glow, light trespass and glare. Sky glow is a brightening of the sky caused by both natural and human-made factors. Outdoor lighting is the principal contributor to light pollution. Light trespass is light being cast where it is not wanted or needed.

Visual Character. Visual character includes geologic, hydrologic, botanical, wildlife, recreational, and urban features associated with the natural and developed setting. The perception of visual character can vary seasonally and even hourly in response to weather, light, shadow, and other elements that affect the viewshed. Components often used to

describe visual character include elements of form, line, color, and texture of the landscape features, while the appearance of the landscape is influenced by the dominance of each of these components.

Visual Quality. Visual quality reflects the relative degree of vividness, intactness, and unity in a viewshed. Vividness refers to the visual power or memorability of landscape components. Intactness refers to the visual integrity of the natural and human-built landscape and its freedom from encroaching elements. Unity refers to the visual coherence and compositional harmony of the landscape considered as a whole. High-quality views are highly vivid, relatively intact, and exhibit a high degree of visual unity. Low-quality views lack vividness, are not visually intact, and possess a low degree of visual unity. Judgments of visual quality also reflect the regional geographic frame of reference: a small hill may be a significant visual element on a flat landscape but have relatively little significance in mountainous terrain.

Scenic Highway/Scenic Route. A transportation corridor (highway, road, drive, or street) that provides opportunities for the enjoyment of natural and human-made scenic resources and access or direct views to areas or scenes of exceptional beauty and/or historic or cultural interest. The aesthetic values of scenic routes often are protected by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways Element.

Scenic Corridor. The scenic corridor includes all areas outside a highway right of way that possess scenic value and are generally visible to persons traveling on the highway.

4.10.3 BASELINE OVERVIEW

4.10.3.1 Scenic Resources

MEA Chapter VIII, Scenic Resources, notes that Mono County is a land of spectacular visual resources. Lush meadows, ancient seas, crystal-clear lakes, volcanic cones, soaring peaks and glaciated valleys, river canyons and water cascades form a singular landscape that remains largely free from development. Flanked by vast wilderness areas to the east and west, US 395 passes through historic small towns and main streets that evoke the authentic and eclectic history of the American West.

The relatively low timber resource value has kept county lands free from the effects of timber harvesting, and mineral extraction activities have been relatively isolated. An impressive network of scenic highways (federal, state and locally designated) and informative kiosks and historical monuments provides motorists with grand sights and adventure, while less-traveled trails and backroads provide access to the remote peaks and canyons. As the sun sets on this veritable scenic wonderland, brilliant night skies emerge providing some of the best stargazing in the US. These scenic resources support the tourist-based economy of Mono County and are integral to the continued prosperity of the region as a whole; the County has invested in these resources through a combination of planning initiatives, regulations and strong environmental stewardship.

Over 94% of county lands are federally managed; as a result, the acreage that comes under County regulation is comparatively limited. However, over 90% of all development within Mono County occurs on that remaining 6% of land, exerting a significant influence on the scenic value of this land.

The City of Los Angeles owns about 60,000 acres of land in Mono County (approximately 7.8% of total land area) compared to 250,000 acres in Inyo County. Most of the City of Los Angeles-owned land in Mono County is open to the public for daytime recreational use (fishing, hiking, hunting, nature studies, photography, etc.).¹ LADWP actively limits development on these lands, which were acquired for water rights, and Mono County has further preserved the visual quality of these lands by designating them for open space.

¹ DWP website: <http://wsoweb.ladwp.com/Aqueduct/recuses/recreationindex.htm>

Scenic Combining District. The built environment occasionally contrasts with the natural environment: some structures, roadways, and above-ground power lines are easily discernible even from great distances. Sunlight reflects from metal and glass surfaces during the day, and lighting in communities can impact surrounding natural areas. The existing

General Plan regulates visual resources along scenic highways through policies in the Scenic Combining District Land Development Regulations (part of the Land Use Element). These policies regulate building color and materials, landscaping, grading, vegetation removal, topography, ridgeline construction, lighting, fencing and screening in a manner consistent with the purpose and goals of the scenic highway programs. All development within 1,000' of a scenic highway (not including land inside developed communities) is subject to provisions of the Scenic Combining District.

Dark Sky Regulations. The county Dark Sky Regulations (Land Use Element, Ch. 23) protect night sky views and limit glare by restricting unnecessary upward projection of light. These regulations do not apply north of the Mountain Gate community. To end the proliferation of utility poles, the County also requires that power lines be installed underground for all new construction. The County pairs its regulations with information and guidelines, including educational materials distributed to provide applicants with design recommendations and suggestions for minimizing intrusive light sources.

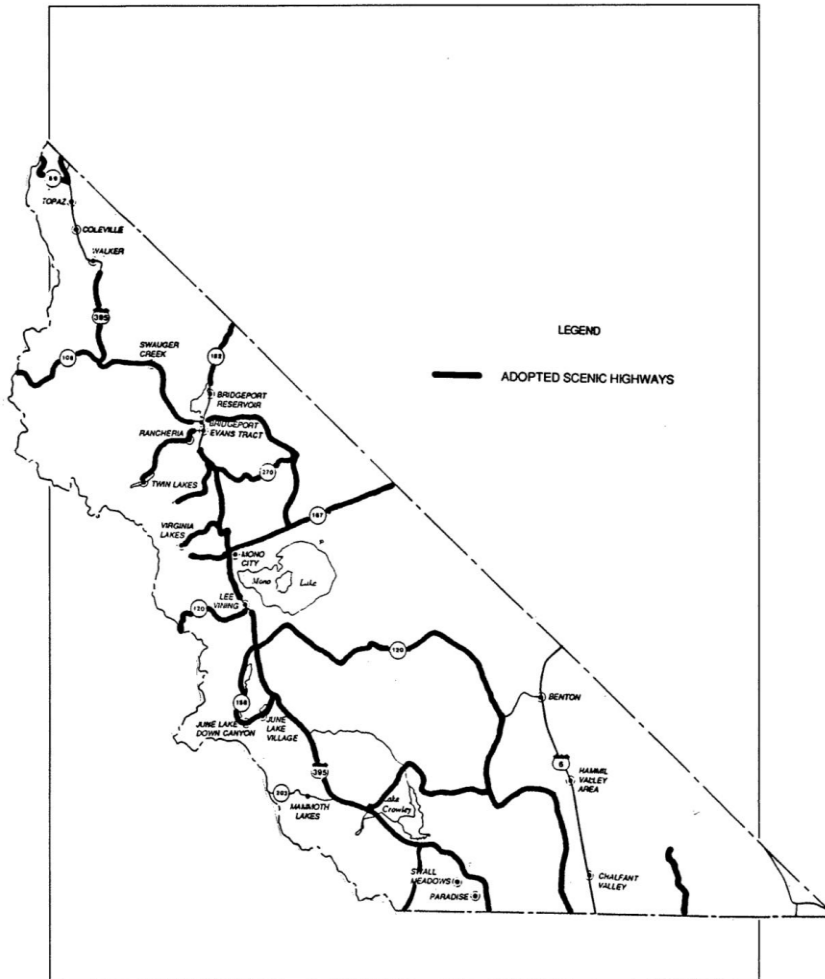


Figure 4.10-1: Adopted Scenic Highways in Mono County

Scenic Highways. The MEA notes that many of Mono County's scenic resources are visible from the highways, and many visitors to Mono County experience these scenic resources primarily from the highways. Figure 4.10-1 depicts the 389.8 miles of adopted Scenic Highways in Mono County, including Federal Scenic Byways, State Scenic Highways, the El Camino Sierra Scenic Byway,² and county Scenic Highways.

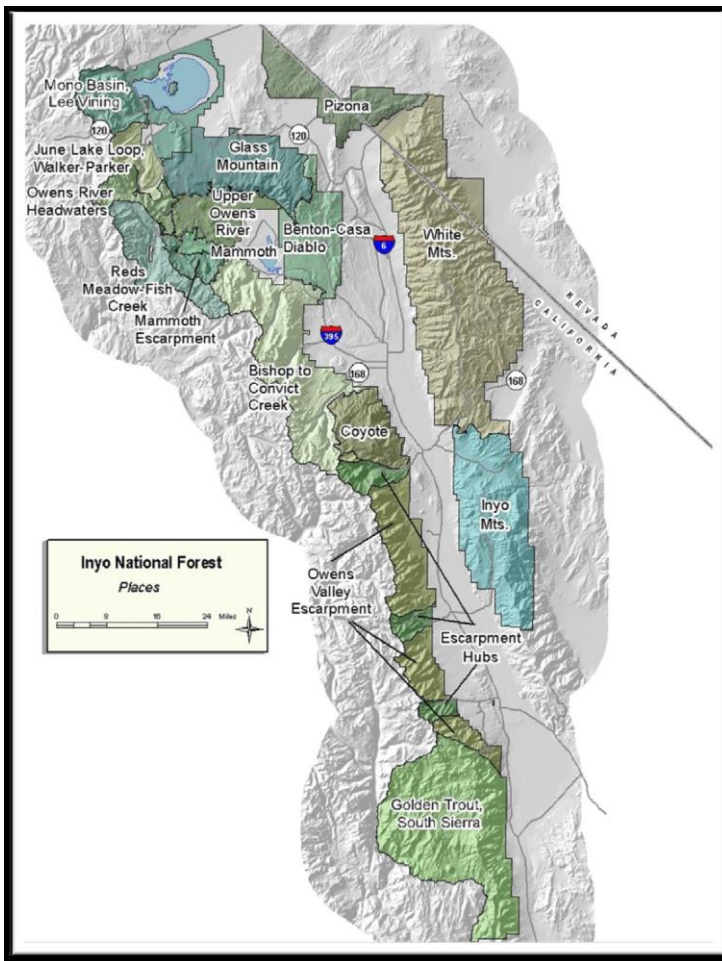
Designation as a *State Scenic Highway* protects and enhances the natural scenic beauty of a highway and adjacent corridor through special conservation treatment. There are two officially designated State Scenic Highways in Mono County: US 395 from the Inyo County line north to Walker (not including highway segments that pass through communities), and SR 89 near Topaz, as it climbs from US 395 into the Sierra to the Alpine County line. Other sections

are eligible for this designation, including SR 120 to Tioga Pass, SR 158 (the June Lake Loop), SR 203 through the town of Mammoth to the Madera County line, and SR 108 over Sonora Pass.

Many of the most-scenic county roads have not been designated as scenic byways. To preserve these resources, the County has designated a network of *County Scenic Highways*. These routes are subject to requirements of the Scenic Combining District and General Plan policies related to visual resources, both of which restrict the type of development that can occur in the scenic highway corridor. Detailed discussion of each of the 25 designated Scenic Highway segments is provided in the MEA Table VIII.1 (Scenic Highway Detail) and each is identified in the Regional Transportation Plan.

Federal Scenic Byways apply to highways on public lands. USFS and BLM both participate in this program, which is designed to increase public awareness and enjoyment of scenic and recreational values. In Mono County there are two designated National Scenic Byways: SR 120 in Lee Vining Canyon, and Forest Road 4501 from the Inyo County line to the Patriarch Grove of bristlecone pines in the White Mountain range.

Figure 4.10-2: Inyo National Forest Places



USFS Assessment of Visual Resources. A majority of Mono County’s visual resources are located on lands managed by USFS in the Inyo National Forest (south of Conway Summit), and in the Humboldt-Toiyabe National Forest (north of Conway Summit). Until 1996, USFS used the Visual Management System to evaluate impacts to visual resources; in 1996, USFS adopted a new assessment method (the Scenery Management System, SMS) that established specific methods for evaluating and mitigating scenic resource impacts. The MEA notes that both the Inyo and the Humboldt-Toiyabe were still operating under existing forest plans that implement the former Visual Management System, with the intent of implementing the new SMS as their new forest plans are created (a process that is well underway as of 2015).

The *Draft USFS Forest Plan* identifies 16 places as having unique scenic resources (as shown in Figure 4.10-2), and notes that nearly 85% of the Inyo NF is either untouched or has only insignificant changes. The *Plan* identifies existing elements that alter scenic integrity (power lines, communication sites, substations, propane tank storage, geothermal development, ski areas, hydropower facilities, human-made lakes, recreation facilities, resorts, and ephemeral conditions like dust and smoke). The *Plan* also

identifies future trends that have the potential to affect long-term scenic integrity including power line development and replacement, geothermal and alternative energy development, and episodic smoke and dust events.

BLM Assessment of Visual Resources. BLM uses a different system to inventory, assess and mitigate impacts on visual resources. The system is based on a determination of the level of visual contrast created between a project and the existing landscape. The basic design elements of form, line, color and texture are used to make this comparison and describe the visual contrast created by the project. Four Visual Resource Management (VRM) classes identify different degrees of modification and modifications allowed to the basic design elements of the landscape:

- Class I – Very High: Visual contrast is not permitted. No modifications will be allowed to change the basic elements of line, form, color or texture.
- Class II – High: Visual contrast is permitted; management activity is seen, but must not attract attention. Changes in any of the basic elements (form, line, color, texture) caused by the activity must not be visible in the characteristic landscape.
- Class III – Moderate: Visual contrast caused by a management activity can be evident, but must remain subordinate to the character of the landscape.
- Class IV – Low: Visual contrast caused by a management activity can attract attention and represent a dominant feature in the landscape; however, it must repeat the form, line, color and texture of the characteristic landscape.

These classes direct the type and extent of development activities permitted on BLM lands, and also determine the appropriate range of activities acceptable for each classified land area.

4.10.3.2 Mono County Scenic Byway Project.³

In 2012, Mono County received a grant from the National Scenic Byways Program to develop a *Highway 395 Corridor Management Plan* that would identify and develop enhancement opportunities to preserve and promote the scenic and recreational values along a 100-mile stretch of US 395 through the entire length of Mono County. As noted by Caltrans in its NOP comment letter, the National Scenic Byways Program has since that date been discontinued and replaced by the ‘Moving Ahead for Progress in the 21st Century Act (‘MAP-21’). However, the County had previously set aside funding to support completion of the National Scenic Byway Program designation. While funding for future Scenic Byway projects may not be available at this time in MAP-21, the National Scenic Byways designation itself has significant ongoing value for tourism, and will play a role in influencing travelers’ route selection decisions and thereby increase visitation to Mono County. The Mono County Economic Development Element cites results of a survey of US 395 travelers who visited Mono County, wherein 43% indicated they were much more likely to use a route that was a national scenic byway. An additional 52% indicated that they were ‘somewhat more likely’ to use a national scenic byway route, and only 6% of respondents were less likely. For these reasons, the County is continuing its efforts to complete the designation process.

Development of the 395 Corridor Management Plan began with a detailed GIS-based assessment of the intrinsic recreational, cultural, historic, scenic and archaeological qualities that represent the unique nature of the Eastern Sierra. The County developed a series of ‘Feature Classes’ to focus the data collection effort and target the types of information that is required to support project planning and analysis. Data collection and analysis will be followed by preparation of reports, and the deployment of other GIS web services to depict and enhance the visitor experience along the US 395 Corridor.

Already completed is a *Character Inventory and Design Guidelines Handbook* (‘Design Handbook’) that recommends public and private realm improvements in communities along US 395. The recommendations cover signage and wayfinding, highway configuration, pedestrian and bicycle access, and streetscape elements. Private realm recommendations focus on improvements to frontage properties. Table 4.10-1 summarizes the Handbook recommendations for communities along the US 395 corridor:

TABLE 4.10-1: Design Handbook Recommendations for National Scenic Byway Designation	
COMMUNITY	PUBLIC & PRIVATE REALM IMPROVEMENTS
COLEVILLE	<p>Colorized Shoulders/Bike Lanes: Along with new gateway signage, colorized bike lanes will alert drivers that they should slow down & can help connect the community to the elementary and high schools.</p> <p>High School Parking Lot: Formalize the parking lot for high school students; provide landscaping at the sidewalk to enliven the public realm.</p> <p>Wide Sidewalk with Bus Lane: The current bus lane functions well; add a wide sidewalk to provide ample space for bus loading and unloading.</p>

³ Sources: Mono County, Administrative Draft Character Inventory & Design Guidelines, Highway 395 Scenic Byway Corridor Communities Design Idea Book, September 2014. Prepared by Opticos Design, Inc.; and Mono County website: <https://gis.mono.ca.gov/site/projects/395ScenicByway>.

	<p>Midblock Crossing with Pedestrian Refuge: Repaint the mid-block crosswalk with white, perpendicular lines for high visibility; long-term, add an island to serve as a pedestrian refuge & create a safe crossing to a revitalized Hardy Park.</p> <p>Hardy Park Revitalization: Recreate/beautify Hardy Park by rebuilding the footbridge over the storm water ditch to serve as an amenity for residents and an image of community identity.</p> <p>Local Path Connections: Build a path of varying material to join private properties through Coleville and create a continuous path for pedestrians.</p> <p>Speed Signage: Coleville benefits from US 395 remaining just two lanes wide through town and the school district location at the north edge of town, which triggers a 25-mph speed zone. The 25-mph speed limit should extend 1/4-mile in either direction from the schools, creating a pedestrian-friendly environment through the community core. Gateway signage should be placed about 1/2 -mile farther out, alerting drivers that they are entering town, coordinated with a speed limit of 40 mph.</p>
<p>WALKER</p>	<p>Speed Signage: As drivers approach Walker, speed should reduce gradually from 65 to 55. One-half-mile on either side of Walker, a gateway sign could announce to drivers that they are entering Walker: for westbound drivers, the gateway sign could coincide with a trailhead to Mountain Gate; eastbound, the firefighter memorial could be enhanced to announce the entrance to Walker. The first context zone would have a speed of 40 mph, transitioning to a third zone in the commercially dense area of town. This third zone would be pedestrian-oriented, with a max speed of 25 mph, increasing comfort for pedestrians and bicyclists, and encouraging drivers to access local Walker businesses.</p> <p>Light Bollards: Walker is proud of its identity as a rural, working community. Pedestrian-scaled lighting could be achieved by lining US 395 with 36" tall lit bollards rather than conventional streetlights. This would provide a downcast light illuminating the ground and create an ambiance unique to Walker. Bollards could be spaced every 15-25 feet, balancing the priorities of better lighting for safety and dark sky compliance with the expense of frequently placed bollard fixtures.</p> <p>Path and Sign Lighting: To encourage tourists to stop in Walker, downcast sign lighting would add a lot of visibility to the community's businesses and help for nighttime navigation. These lights could attach to existing walls and monument signs.</p> <p>West Walker Gateway: Walker's landscape and character have been shaped by fire. The existing memorial to the 2002 crash of a C-130 firefighting tanker can serve as the western gateway into town.</p> <p>ESTA Bus Stop: The ESTA bus stop could be formalized with a bus drive-through lane. This improvement would create frontage to plant landscaping and beautify the entry-point of various tourists arriving by bus.</p> <p>Mill Creek Seating: Work with property owner(s) to create a small outdoor gathering space along the river.</p> <p>Midblock Crossings: The Walker right of way is wide with few locations to provide crossings. Midblock crossings with medians for pedestrian refuge would increase safety and encourage pedestrian traffic.</p> <p>Colorized Bike Lanes: Many bicyclists tour US 395 using the shoulder. A bike lane should be formalized. Colorized bike lanes will signal to drivers that they should slow down.</p> <p>East Walker Trailhead & Gateway Sign: Construct a trail connecting Walker to amenities at Mountain Gate. The trailhead could serve as a southern gateway into Walker where roadway context can change.</p> <p>Mountain Gate Trailhead and Fishing Platform: The new fishing platform is a community asset that should be made accessible to pedestrians and bicyclists.</p> <p>Slip Lane with Parking: Slip lanes provide safer access to parking and reduce curb cuts; slip lanes providing access to multiple businesses encourage foot traffic.</p> <p>Local Connected Paths: Adjoining properties should build a path for pedestrians near the building face to increase connectivity without jeopardizing the rural character of Walker.</p> <p>Landscaping at the Public Right of Way: Use street trees and other vegetation to landscape at the street's edge, visually unifying the streetscape, enclosing the highway and encouraging drivers to slow.</p>
<p>BRIDGEPORT</p>	<p>Speed Signage: Recent changes to Bridgeport's Main Street have helped to reduce traffic speeds and provide more space for pedestrians and bicyclists. More can be done to reduce speed and increase multi-modal access. Context zones should be encouraged through physical cues to the driver. Gateway signs would act as the physical reminder to slow to a 40-mph speed limit, while Main Street from Twin Lakes Road to the West Walker River bridge should be a pedestrian zone of 25 mph.</p>
<p>LEE VINING</p>	<p>Gateway & Speed Signage: Similar to Bridgeport, Lee Vining has many pedestrian-friendly amenities: relatively dense buildings near the right of way, ADA-compliant sidewalks, street trees, and a variety of public & semi-public spaces. Context zones would improve safety and encourage tourists to stop and explore Lee Vining. Gateway signage should be added about one mile outside town, before the Mono Lake</p>

	<p>Visitor Center to the north, and at the intersection of US 395 and SR 120 to the south (i.e., the current location). The town center would be the most pedestrian-oriented zone, with a speed limit of 25 mph extending to almost the edge of the half-mile pedestrian shed.</p>
<p>JUNE LAKE</p>	<p>Monument Signs: Monument signs announcing SR 158 and June Lake are two miles from the turnoff -- too far for visitors to remember; the junction seems unannounced. New gateway signs should be moved closer to the intersection of 395 and 158, about one mile from the turn for those heading northwest, and even closer for travelers headed southeast. An additional monument sign should be placed along US 158 to assure visitors of their nearby destination. In June Lake, the boulder is a natural and unique gateway to the village; signage around the boulder should be reduced and/or consolidated to reduce visual clutter. A gateway sign should be added for visitors coming from the Canyon. The gateway signs will alert drivers that they have entered a new context zone and should reduce speeds. A mid-block crossing at either edge of the commercial core would provide another physical cue alerting drivers to the pedestrian-oriented zone.</p> <p>SR 158 Turnoff: Short term: tighten and beautify the entrance to The Junction's parking lot by adding landscaping and a monument sign to attract drivers to June Lake. Long Term: improve the intersection of US 395 and 158 by removing the free right-turn; this will improve safety entering The Junction's parking.</p> <p>Gateway signage on SR 158: Place gateway signage for June Lake shortly after the Highway 158 turnoff to reassure drivers of their desired destination.</p> <p>Oh! Ridge Improvements: Clean up the Oh! Ridge overlook, including trimming treetops that have grown to impede the views of June Lake.</p> <p>Boulder and Trail Parking: Short Term: consolidate Caltrans signage that clutters the Boulder. Long term: consider ways to make the Boulder a safer, more picturesque photo-op, with minor improvements such as pavers, landscaping, or small informational signage about the Boulder's geology. Likewise, formalize the trailhead across the street; a parking lot could provide a place for tourists to stop and explore.</p> <p>East Gateway into Village: Where Lakeview Dr. and SR 158 intersect, create a monument to act as an additional gateway into the Village, signaling to drivers that they are entering a pedestrian zone. The monument could be an additional gateway sign, or a tree to be used for winter festivities.</p> <p>West Gateway into Village: Add a monument sign to signal to drivers that they are entering the Village and should slow down; visitors arriving from the Canyon will have a sense of arrival.</p> <p>Stripe Lakefront Access Routes: Stripe a shared vehicular lane with bike lanes to promote multi-modal access to June and Gull lakes.</p> <p>Boulder Lodge Improvements & Roadside Café: Short term: transform the existing asphalt into a drive with landscaping at the highway. Long term: add a porch to the units along SR 158. Consider converting one unit into a café.</p> <p>Shared Parking Lot: Behind the buildings along SR 158, unused land can become a shared parking lot for the businesses along 158 and Crawford Ave. This will encourage drivers to patronize multiple businesses.</p> <p>Frontage Improvements: Various improvements to frontages along SR 158 would enhance the pedestrian experience in June Lake, including landscaping and terracing.</p>
<p>MAMMOTH VICINITY</p>	<p>Gateway Signage: The community of Mammoth Lakes has developed a robust signage and wayfinding program, including new gateway signage at Sierra Park Road. Along US 395, the signage announcing the turnoff for SR 203 is one mile from the turnoff to the north, and three-quarters mile to the south; the sign to the south should be moved to also announce the turnoff for Mammoth Lakes one mile in advance. The existing signage should be replaced when the County develops the branding for the National Scenic Byway, to unite Mammoth Lakes to the other communities along the corridor.</p> <p>Airport Signage: Surrounding the Mammoth Lakes Airport, the signage is sparse, both to signal to drivers of their exit, and the signage directing newly arrived visitors which direction to drive toward Mammoth and nearby amenities. An effort should be made to design wayfinding signage that will use the same branding efforts as the gateway signage along US 395.</p>
<p>CROWLEY LAKE & LONG VALLEY</p>	<p>Gateway Signage: The communities surrounding Crowley Lake include (west to east): Long Valley, McGee Creek, Crowley Lake community, Aspen Springs, Sunny Slopes north of US 395 and Tom's Place south of US 395. Gateway signage should be designed that ties the string of communities together, while maintaining their distinct identity. Because the communities are organized around the old highway alignment, signs could be placed one-quarter-mile from each subsequent turnoff to attract drivers from US 395.</p>

	Pedestrian Zone: Each community should exist as a pedestrian-oriented context zone, with a 25-mph speed limit; corridor connecting the communities would reach a speed of 40 mph.
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The *Handbook* also recommended that natural ridgelines and mountain views should be preserved to the greatest extent possible, and structures should be located away from skylines, ridgelines and visually prominent areas.

4.10.3.3 Mono County Ridgeline Design Guidelines

The Mono County Design Guidelines provide recommended standards for developments proposed on natural ridgelines. The guidelines call for views to be preserved to the extent possible, location of structures away from visually prominent area, provision for a 50' vertical separation between the top of ridgeline and the top of any structure, terracing of structural forms, design of manufactured slopes to include varied contours, and native vegetation to reduce erosion.⁴

4.10.3.4 Eastern Sierra Corridor Management Plan.

Along with the Kern Council of Governments (COG), Inyo County Local Transportation Commission (LTC) and Caltrans, the Mono County LTC is part of an Eastern California Transportation Planning Partnership (ECTPP)⁵ that is collaborating to address regional issues and develop a coordinated approach to transportation planning. Recognizing the importance of aesthetic and scenic values, the collaborating agencies created a 2010 Eastern Sierra Corridor Enhancement Program that creates a vision for aesthetic enhancements along the corridor including major design themes, opportunities for enhanced landscape and aesthetic treatments, corridor connectivity, regional distinctiveness, and aesthetic enhancement of local communities.

The plan notes that the corridor abounds with fascinating and diverse visual resources that are anchored by the consistent and defining elements of the Sierra Range on the west and mountain ranges of the Great Basin on the east. Because vistas are relatively untouched, the man-made intrusions stand out more than would occur in urban areas. The Plan uses distance zones (foreground, middle-ground, and background zones⁶) to assess the visual composition and detail seen by motorists along the corridor.

The Corridor Plan discusses scenic highway and byway designations, noting that there is a range of programs available for California roadways. USFS, BLM and FHWA all run federal programs: BLM's Back Country Byways and USFS's Scenic Byways focus on infrequently traveled roads that access back country or wilderness areas; FHWA programs include National Scenic Byways, which recognize roads and highways that accommodate standard two-wheel drive vehicles, and the All-American Roads programs that focuses on highly scenic roads that can safely accommodate conventional tour buses. As noted above, Mono County is currently preparing a Corridor Management Plan to request designation of the full length of US 395 in Mono County as a National Scenic Byway (the first in the ECTPP planning area). The Corridor plan notes that approval of Native American tribes with reservations along the highway will be required to secure the continuous byway designation, and anticipates that some tribes may have concerns about the prohibition on billboards. To date, the County has not identified tribal concerns regarding the portion of the corridor located within Mono County.

Caltrans manages state designations under the Scenic Highway Program, guided by a statutory list of highways that are eligible for designation (the State will also consider nominated highways via a legislative amendment process). As described in the MEA discussion above, two Mono County roads are currently listed as State Scenic Highways, and three are on the statutory list for designation as a State Highway.

⁴ Mono County, *Design Guidelines*, undated.

⁵ The ECTPP is sponsored and supported by the Coalition for Unified Recreation in the Eastern Sierra (CURES); additional partnership members include San Bernardino Association of Governments and Southern California Association of Governments.

⁶ Zones are described as follows: in foreground zones, viewers can perceive details such as forms, lines, and colors within ¼-mi; changes to the landscape are most significant here, and views can be readily manipulated through screening and aesthetic enhancements. In middle-ground zones, viewers can perceive details such as forms, lines, and colors in masses located from ¼ to 3 miles away. The background zone is the area beyond the middle ground, extending to the visual horizon; viewers can perceive broad forms, lines, wide valleys, distant hills, and mountains.

In comparing the state and federal scenic programs, the *Corridor Plan* notes that both programs emphasize intrinsic qualities such as scenic beauty, and both emphasize road continuity and management. The state program requires adoption by the governing body and places emphasis on land use, grading, and development recommendations along the route, whereas the federal plan requires communities to implement management mechanisms and places emphasis on how the local community will maintain and improve intrinsic qualities; the federal program also provides access to funding sources. Both programs incorporate design standards (including minimal outdoor ads) and both programs support tourism opportunities.

The Eastern Sierra Scenic Byway partnership (which is separate from the state and federal scenic highway programs) focuses on identification of scenic, cultural, historic, and environmental resources and uses a coordinated "Eastern Sierra Scenic Byway" theme and signage to highlight those resources. It includes US 395 from the Nevada State line to southern Inyo County, and SR 120 in Lee Vining Canyon. The byway is marked by entry monument signage and by pole signage directing travelers to interpretive locations. The *Corridor Plan* also emphasizes the important role played by communities along the scenic byway, with an assessment of existing qualities and recommendations for how each community can more fully support byway goals. *Corridor Plan* recommendations for Mono County communities closely parallel recommendations contained in the *Design Handbook*.

4.10.3.4 Inyo National Forest Assessment⁷

The *Inyo NF Assessment* describes scenic and aesthetic values in terms of the 1995 Scenery Management System (SMS, which replaced the earlier Visual Management System), noting that the SMS has been correlated with the earlier VMS. In terms of scenic integrity (the degree to which a landscape is free from visible disturbances), the *Assessment* indicates that the Inyo NF is currently most affected by power lines, communication sites, substations, propane tank storage, geothermal development, ski areas, hydropower facilities, human-made lakes, recreation facilities, resorts, and ephemeral conditions like dust and smoke. In terms of future trends with potential to affect scenic integrity, the *Assessment* cites power line development and replacement, geothermal and alternative energy development, and episodic smoke and dust events.

In terms of scenic stability (the degree to which the scenic attributes can be sustained over time), the *Assessment* indicates that valued vegetation in the Inyo NF is currently most affected by encroachment, dense vegetation conditions, ecosystem stressors (insects and disease), and risk of severe wildfires. Trends with potential to affect future scenic stability include increasing insect and disease outbreaks, dense vegetative conditions that increase the risk of severe wildfire and diminish scenic beauty, changes in fire frequency or severity, and conifer encroachment on aspen stands.

4.10.3.5 LADWP Land Management Plans⁸

In 2010, LADWP completed a land management plan that provides management direction for resources on all Los Angeles-owned lands in Inyo County. The plan was an outgrowth of watershed restoration projects undertaken by LADWP in Mono County along the Upper Owens River and its tributaries in Long Valley (Mammoth Creek, Convict Creek, and McGee Creek). Project components in Mono County included installing pasture fencing along stream corridors (to improve streamside habitat by supporting healthy riparian vegetation), and protecting downstream water quality and quantity to the Owens River and Crowley Lake (to reduce grazing and vehicle impacts to stream banks and allow natural ecosystem recovery). The City of Los Angeles owns about 60,000 acres of land in Mono County (approximately 7.8% of total land area), most of which is open to the public for daytime recreational use. As noted in the MEA discussion, LADWP actively limits development on these lands, which were acquired for water rights, and Mono County has further preserved the visual quality of these lands by designating them for open space.

4.10.3.6 BLM Land Management Policies

⁷ USDA Forest Service, draft *Inyo National Forest Assessment*, November 2013.

⁸ LADWP, *Owens Valley Land Management Plan*, April 2010. Prepared by LADWP and Ecosystem Sciences.

BLM land management policies are established through the 1976 Federal Land Policy and Management Act (FLPMA), which it administers. The guiding principle of FLPMA is to protect “the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource and archaeological values.” BLM manages roughly 261 million acres of public lands across the US including 11 million acres in California. BLM’s management goal is to preserve and protect public lands in their natural condition to the extent possible, and to retain federal ownership unless national interests dictate otherwise. Uses of lands managed by BLM include commercial uses (livestock grazing, mineral extraction, and logging), recreational uses (fishing, hunting, birding, boating, hiking, biking, and off-roading), and conservation (of biological, archeological, historical, and cultural resources).

4.10.3.7 El Camino Sierra Scenic Byway

The El Camino Sierra Scenic Byway commemorates a trail that extends from Los Angeles to Lake Tahoe (generally parallel to US 395) that was originally constructed in the 1800s. A recent collaboration between Mono County, Inyo County, Inyo NF and other regional interest groups provided for enhancements such as scenic byway kiosks, vista points, and rest areas along this historic route.

4.10.4 REGULATORY SETTING

4.10.4.1 Federal Regulations

Bureau of Land Management.⁹ BLM administers the National Back Country Byways program, established in 1989 as a component of the National Scenic Byways Program. Since many BLM-designated byways cross other federal, state, county and private lands, their designation and management can vary based on the agency responsible for byway management. BLM currently manages 54 BLM-designated National Back Country Byways totaling roughly 2,952 miles in 11 western states. In addition to the BLM National Back Country Byways, approximately 60 National Scenic Byways or State-designated scenic byways (nearly 2,500 miles) traverse BLM lands in seven states. BLM byway classifications include: • Type I: Roads that are paved or have an all-weather surface, with grades that are negotiable by a normal touring car. These roads are usually narrow, slow-speed, secondary roads. • Type II: Roads that require vehicles with a high-clearance (trucks or four-wheel drive). These roads are usually not paved but may have some type of surfacing. • Type III: Roads that require four-wheel-drive vehicles or other specialized vehicles such as dirt bikes, all-terrain vehicles (ATVs), etc. • Type IV: Trails that are managed specifically to accommodate dirt bikes, mountain bikes, snowmobile, or ATV use.

United States Forest Service (USFS).¹⁰ The National Forest Scenic Byway system was created in 1987 and is administered by the United States Forest Service (USFS). The system consists of 138 National Forest Byways, each administrated by the designated USDA Forest Service Chief. The goal of the National Forest Scenic Byway system is to enhance rural community tourism by providing access to scenic and historic viewpoints. Although the byway system is a federal program, many of the byways are administered and maintained under state, county or local jurisdiction. These byways are designated jointly with FHWA, USFS and State Departments of Transportation. They are also eligible for special project assistance and funding through both DOT Federal Lands and other Scenic Byways programs. Five Mono County routes are designated as scenic byways; SR 120 West into Yosemite Valley; SR 120 East to Benton; SR 158 June Lake Loop; SR 203 to Minaret Vista, and ; Rock Creek Road. USFS and BLM own or lease land for a number of cell towers (including new and historical features).

National Scenic Byways Program.¹¹ The National Scenic Byways Program is part of the Department of Transportation, Federal Highway Administration (FHWA). Under the program, certain roads are recognized as National Scenic Byways based on their archaeological, cultural, historic, natural, recreational, and scenic qualities. To be considered for National Scenic Byways, a road must have at least one intrinsic quality of regional significance; currently there are 150 such designated byways in 46 states that are collectively promoted by FHWA as “America’s Byways.” The policy also

⁹ BLM Website: http://www.blm.gov/wo/st/en/prog/Recreation/recreation_national/byways.html, accessed 3-24-15.

¹⁰ USFS Website: <http://www.fs.fed.us/recreation/programs/tourism/TourUS.pdf>, accessed 3-24-15.

¹¹ FHWA Website: http://www.fhwa.dot.gov/hep/scenic_byways/, accessed 3-24-15.

specifies the type of projects eligible for funding as well as funding priorities. Program goals include: support/enhance rural community economic development; showcase outstanding national forest/grassland scenery; increase public understanding of national forests and the importance of sustaining healthy ecosystems; ensure that people remain socially connected to public lands; and contribute to the nation's overall scenic byways effort. Because nearly half of all National Scenic Byways are located (in part of whole) on Forest System or other public lands, USFS is a major partner in developing and promoting the National Scenic Byways Program. FHWA requires submittal of a corridor management plan as part of the application process and, as noted, Mono County is currently preparing a plan to support designation of US 395 as a National Scenic Byway. The plan will outline the County's strategy for identifying and ensuring that the intrinsic qualities are protected. As noted in the Introduction to this EIR §4.10, NOP comments were received from Caltrans noting that the National Scenic Byway program has been discontinued.

4.10.4.2 State Regulations.

California Department of Transportation (Caltrans). California's Scenic Highway Program is administered by Caltrans to preserve and protect scenic highway corridors from changes that would diminish views of the natural landscape. A scenic corridor is typically identified using a motorist's line of vision within a reasonable boundary. The State Scenic Highway program was developed in 1963 to "protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment." Caltrans designates State Scenic Highways throughout California. The designation of a scenic highway depends on a variety of factors, including "how much of the landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view." The scenic highway designation applies to a specific scenic corridor of the highway. The designation provides benefits to scenic resources along the highway, some of which include protection from incompatible uses, mitigation of activities within the corridor that detract from the highway's scenic quality, and preservation of hillsides. As previously mentioned, there are two officially designated State Scenic Highways in Mono County: U.S. 395, from the Inyo County line north to Walker (not including highway segments that pass through communities), and SR 89 near Topaz, as it climbs from U.S. 395 into the Sierra to the Alpine County line. Sections are statutorily eligible for this designation include SR 120 to Tioga Pass, SR 158 (the June Lake Loop), SR 203 through the town of Mammoth Lakes to the Madera County line, and SR 108 over Sonora Pass.

4.10.4.3 Regional and Local Regulations

Mono County General Plan. Chapter 8 of the Mono County General Plan Land Use Element sets forth regulations for the Scenic Combining District & State Scenic Highways. As discussed more fully under Impact 4.10(a) below, this district regulates development in scenic areas outside communities with the goal of minimizing visual impacts; use of the S-C district is also encouraged in other scenic areas, and all development within 1,000' of a scenic highway (not including land inside communities) is subject to provisions of the Scenic Combining District. Note that the term 'Scenic Highway' is a state designation, whereas the S-C District is a County regulation. The Mono County Conservation/Open Space Element contains provisions requiring that visual impacts be mitigated to less than significant levels unless a Statement of Overriding Considerations is adopted by the Mono County Board of Supervisors, and most of the Mono County Area Plans include regulations to protect and enhance visual and aesthetic resources. The General Plan includes a section that sets forth height restrictions and reclamation requirements for cell towers, including impact mitigation strategies and identification of preferred treatments (including mono-pines, rocks, water tanks, windmills, barns and clock towers). The County has also adopted signage regulations specifically intended to minimize impacts to the visual and aesthetic resources of Mono County.

4.10.5 SIGNIFICANCE CRITERIA

Consistent with Appendix G of the CEQA Guidelines, the proposed RTP/General Plan update project will be considered to have a significant impact on scenic and aesthetic resources if it will:

- a) Have a substantial adverse effect on a scenic vista or scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway?
- b) Substantially degrade the existing visual character or quality of the site and its surroundings?
- c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?

4.10.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.10(a): Would implementation of the proposed RTP/General Plan Update have a substantial adverse effect on a scenic vista or scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway?

SIGNIFICANT ADVERSE IMPACT. The *Draft General Plan Update* does not increase development potential over what would be allowed under the current 2001 Land Use Element. However, both the 2001 and the proposed 2015 General Plan Land Use Element would allow development levels much higher than the levels that exist today. EIR §4.12 (Population and Housing) presents information about current and projected population levels in Mono County. As noted therein, the county’s 2010 population (not including the town of Mammoth Lakes) was 5,968. In contrast, the 2015 General Plan “maximum” build-out population in the unincorporated areas is estimated to be 48,702; even the “practical” build-out population (37,657) exceeds current population levels by 630%.

In relative terms, the proposed Land Use Element update will have fewer impacts on scenic resources than the 2001 Land Use Element, due to the many mitigating plans and policies developed as part of the current *Update*, as well as the Conway Ranch proposal to re-designate approximately 855 acres of land currently designated as Specific Plan to Open Space. However, future development clearly has the potential to adversely impact scenic vistas and the overall value of scenic resources as they exist in the current baseline setting. Impacts on scenic resources will be most strongly felt in the communities, where a majority of development would occur. As part of the County’s data gathering for the National Scenic Byways application, the Design Handbook provides an overview of the iconic and intrinsic qualities that best define Mono County communities along US 395. Table 4.10-2 lists these intrinsic qualities:

TABLE 4.10-2: Intrinsic Qualities of Mono County Communities along US 395					
Walker & Coleville	Bridgeport	Lee Vining	June Lake	Mammoth Vicinity	Crowley Lake & Long Valley
Iconic or Physical Characteristics					
White Wood Bridge	Historic Courthouse	Mono Lake	Alpine Lakes	Mountain Range; lava domes	Long Valley Caldera
Canyon/Cliff walls	Contiguous Main Street	Tufa	Boulder	Skiing, Culture	Crowley Lake and fishing
West Walker River - Antelope Valley	Grazing land in Bridgeport Valley	Connection to Yosemite NP	Oh! Ridge	Ski resort/The Village	
Effect of fire on landscape	Fishing, Hot Springs	Long Vistas	Mountain and skiing, fishing	Twin Lakes	
Sagebrush, cottonwood	Twin Lakes Recreation		Old resort town/ European mountain village	Coniferous, bristlecone	
Working landscapes, ranching	Bodie Ghost Town		Pedestrian scale	Granite	
River rock	Sandstone		Granite		
Descriptive Adjectives					
Self-sufficient/ “Western”	Historic	Cosmopolitan, International	Quaint/Charming, Nordic	Destination	Rural villages
Authentic, Roadside	Roadside		Hidden Gem	Modern	Rustic
Wood, Neon	Painted wood, Neon				
Primary Intrinsic Quality					
Scenic	Historic	Scenic	Recreational/ Scenic	Recreational/ Scenic	Scenic/ Natural

Resources located inside community areas are not protected under provisions of Chapter 8 (the Scenic Combining District and Scenic Highway Corridor), which regulates development activity in scenic areas outside communities. These resources would be *better* enhanced if the National Scenic Byway Corridor Plan is approved, since provisions in the Corridor Plan are especially focused on protecting intrinsic qualities of communities along US 395 through design improvements. Recommendations include improved signage and wayfinding, highway configuration, pedestrian and bicycle access, community streetscapes and improvements to privately owned frontage properties.

Areas outside existing communities would be less directly affected by development allowed under the *draft General Plan*, since the large majority of development allowed in the Land Use Element is confined to community areas. However, some land uses do characteristically occur outside communities; these uses include AG-agriculture, NHP-natural habitat protection, RE-resource extraction, RM-resource management, SAA-scenic area agriculture, and OS-open space. The rural designations (RMH-rural mobile home, RR-rural residential, and RU-rural resort) and the SP-specific plan designation can also occur in areas well removed from community centers. As discussed in EIR §4.1 (Land Use) Table 4.1-6 (Land Use Designations Countywide, 2001 and proposed Land Use Element), the County estimates that some level of future residential development is possible on lands with all of these use designations. However, although Table 4.1-7 in EIR §4.1 (Land Use) points to substantial changes in acreage for a number of use designations, these changes are largely the result of improved polygon analysis and GIS mapping tools used in the current update.

Compared with the 2001 General Plan, the 2015 *General Plan Update* incorporates only minor revisions to most land uses and in most communities, and all proposed changes are consistent with community preferences as developed through extensive RPAC workshops and expressed in local area plans (most of which include provisions for protections of scenic resources). Most of the changes are a direct result of fine-tuning made possible with use of GIS and polygon analysis, as well as repeal of the Conway Ranch Specific Plan, General Plan Amendments approved since 2001, and refinements to planning area designations and boundaries. The most significant change, in terms of acreage, is associated with repeal of the Conway Ranch Specific Plan, where 855 acres of land that was previously designated for development will now be preserved through a Management Plan that addresses a wide range of ecological and public uses that will allow for protection of scenic resources to a much greater extent that would have been possible under the prior Specific Plan.

The Integrated Waste Management Program is another of the planning initiatives with potential to impact scenic views and resources. The draft *Countywide Siting Element* includes methods to monitor landfill capacity, tools to ensure that capacity doesn't fall below 15 years, and guidelines for the siting of new facilities when the Benton Crossing Regional Landfill closes in 2023.¹² The *Countywide Siting Element* notes that solid waste disposal in the County is currently conducted at three active landfill sites, two of which (Pumice Valley and Walker) accept only inert construction and demolition (C&D) waste for burial and transfer all municipal solid waste off site for disposal. The Benton Crossing Landfill is the regional landfill, and the only site accepting municipal solid wastes. The Siting Element identifies two actions to ensure adequate long-term disposal capacity, including development of engineered design plans for Pumice Valley and Walker landfills using capacity within the existing waste footprint at each facility, and providing for Long-Haul Transfer Infrastructure to transport wastes out of Mono County. If the County eventually elects to develop engineered design plans for Pumice Valley and Walker landfills, the scenic impacts of the expanded facilities would be *largely unchanged* from the existing condition due to use of the existing footprint. Use of Long-Haul Transfer would create potential for scenic impacts at the receiving site(s) outside Mono County. In either case, supplemental CEQA analyses will be required to analyze the full range of potential environmental effects, including impacts to scenic resources.

Chapter 7 of the *Draft Land Use Element* regulates signage, with a focus on enhancing the unique scenic beauty of Mono County, and promoting the safety of pedestrians; cyclists and motorists. The regulations stipulate that area plan provisions will apply if more restrictive than the countywide standards of Chapter 7. Prohibitions include offsite

¹² ¹² Supplement to the Mono County General Plan Land Use Amendments Final EIR, SCH #98122016 & #2004082091 Prepared for Benton Crossing Landfill General Plan Amendment #04-02 Use Permit Application #37-04-08 DRAFT December, 2004 Mono County Planning Department.

advertising and billboards, as well as signs exceeding 20' in height, animated and portable signs, and use of neon or internal lighting (except with Director approval).

Future development clearly has the potential, in absolute terms, to adversely impact scenic vistas and scenic resources. However, because overall land use intensity is similar to the 2001 *General Plan*, and slightly lower in some areas (particularly in the Mono Basin due to repeal of the Conway Ranch Specific Plan), the current project will have fewer long-term development impacts than the 2001 Land Use Element. Furthermore, the programs and policies contained in the proposed *RTP/General Plan Update* would serve to *avoid or reduce* some of the impacts on scenic vistas and resources that would result under the 2001 Land Use Element. Most notably, implementation of the proposed policies and actions contained in the *RTP/General Plan Update* would ensure that new development is located in and around existing community areas and developed in a manner that reflects the design and planning standards and guidelines of the National Scenic Byway Plan. These standards and guidelines focus on recognizing, preserving and enhancing the scenic, historical, recreational, cultural, archaeological and natural intrinsic qualities of the US 395 corridor, along which most Mono County communities are located.

Scenic resources outside community areas will continue to benefit from standards and guidelines of the Scenic Combining District, requirements associated with the State Scenic Highway designation, and the Land Use Element. No new impacts to scenic resources have been identified, and no impacts would be made more severe. The focus on enhancement of scenic resources and preservation of open space and agricultural lands would, in combination with the mitigating policies outlined below, substantially reduce impacts to visual resources. However, given the overall high value of scenic and aesthetic resources in Mono County, the scale of development associated with long-term buildout will result in unavoidable changes to scenic vistas and scenic resources within view of state scenic highways (many of which pass through Mono County communities). Potential impacts are thus considered to be ***significant and adverse***.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT
MITIGATE IMPACTS TO SCENIC RESOURCES**

Please refer to Table 4.10-3 in Appendix D

IMPACT 4.10(b):	Would implementation of the proposed RTP/General Plan Update substantially degrade the existing visual character or quality of the site and its surroundings?
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SIGNIFICANT ADVERSE IMPACT. Both the existing and the proposed *General Plan Land Use Element* identify protection of scenic resources as shared countywide priority, as reflected in the discussion of countywide issues, opportunities and constraints: *"The County's RPACs and community planning groups have generally expressed a desire to maintain the rural recreational attributes of the county, to preserve the small-town character of existing communities, and to protect the county's natural resources. The overall attitude is that growth should be contained in and adjacent to existing communities, that agricultural lands should be protected for their open space and economic value, that the protection of scenic resources is a critical concern, and that the use and development of resources should be regulated in a manner that allows for development but that protects the resource."*

As described in discussion under Impact 4.10(a) above, 2015 *General Plan Update* incorporates only minor revisions to most land uses throughout the county. However, numerous components of the proposed *Draft RTP/General Plan Update* will serve to protect scenic resources and minimize degradation of the visual character of Mono County lands. Most significantly, proposed repeal of the Conway Ranch Specific Plan will result in an Open Space designation for 855 acres of land that would previously have been developed with uses including a resort lodge and cabins, residential uses (single-family, townhouse and mini-lodges), recreation, open space, and infrastructure. The Conway Ranch Conservation Easement ensures the long-term conservation of this property, with identified prohibitions that include (among others) billboards and advertising except as expressly allowed.

Visual character and quality along the scenic highways will be protected through the special conservation treatments required for adopted Scenic Highways. In Mono County, these include Federal Scenic Byways, State Scenic Highways, the El Camino Sierra Scenic Byway,³³ and County Scenic Highways. Visual resources in areas adjoining the designated scenic highways will be protected by requirements of the Scenic Combining District Land Development Regulations. These policies regulate building color and materials, landscaping, grading, vegetation removal, topography, ridgeline construction, lighting, fencing and screening in a manner consistent with the purpose and goals of the scenic highway programs. All development within 1,000' of a scenic highway (not including land inside developed communities) is subject to provisions of the Scenic Combining District.

As part of its effort to obtain the National Scenic Byways designation, the County has prepared a *Highway 395 Corridor Management Plan* that would facilitate visual enhancements in communities along US 395. Enhancements to the public realm include visually attractive signage and wayfinding, highway configuration, pedestrian and bicycle access, and streetscape elements. Private realm recommendations focus on improvements to frontage properties. In whole, the improvements would strengthen the scenic and recreational values of lands adjoining US 395 through the entire length of Mono County. These efforts have already been initiated in several Mono County communities, and are planned for other communities, through the Main Street Design Handbooks and associated revitalization plans and alternative parking standards studies.

Close collaboration with USFS and other public land managers will contribute to the protection of visual resources. In its comments on Chapter 9 of the USFS *Draft Forest Plan* (Recreation Settings, Opportunities and Access, and Scenic Character (Chapter 9)), the Community Development Department noted that Mono County planning is and will remain heavily influenced by demands for Inyo NF recreation opportunities, access and facilities. The County recognized that partnering has played an increasingly vital role in maintaining recreation services, activities and facilities. In affirmation of its commitment to strengthen the partnership, Mono County has in recent years contributed a portion of its funds to Friends of the Inyo, which in turn uses these funds for trail maintenance and related activities on public lands.

As identified in the *Draft USFS Forest Plan* and elsewhere, there are several primary systemic threats to scenic values in the region. The threats include long-term and wide-ranging ecological damage from high-severity fires, impaired visibility due to fire smoke and impaired air quality generally, habitat changes resulting from invasive species and, most recently, the impacts of sustained drought. The *Draft RTP/General Plan Update* incorporates plans and policies to address all of these threats. As discussed in EIR §4.3 (Air Quality), §4.4 (Biology), §4.6 (Hazards), and §4.8 (Hydrology), not all of these threats can be reduced to less than significant levels. However, none of the proposed *RTP/General Plan* elements or related planning initiatives would cause or contribute to a substantial degradation of the existing visual character of county lands; in fact, elements of the proposed *RTP/General Plan Update* will strongly support the overall goal of protecting scenic and visual resources. However, in consideration of the overall high value of scenic and aesthetic resources in Mono County, long-term buildout development will necessarily result in unavoidable adverse changes to the existing visual character and quality of Mono County communities and environs. Potential impacts are thus considered to be ***significant and adverse***.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
IMPACTS TO SCENIC RESOURCES**

Please refer to Table 4.10-3 in Appendix D

³³ *The El Camino Sierra Scenic Byway* commemorates a trail that extends from Los Angeles to Lake Tahoe (generally parallel to US 395) that was originally built in the early 1800s. A recent collaboration between Mono County, Inyo County, Inyo National Forest and other regional interest groups provided for enhancements such as scenic byway kiosks, vista points, and rest areas along the historic El Camino Sierra route.

IMPACT 4.10(c): Would implementation of the proposed RTP/General Plan Update create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

SIGNIFICANT ADVERSE IMPACT. The baseline overview of this EIR section outlines key elements of the county Outdoor Lighting Ordinance (Land Use Element, Ch. 23, best known as the 'Dark Sky Regulations'). Broadly, the regulations protect night sky views and limit glare by restricting unnecessary upward projection of light. Other purposes include energy conservation, safe travel, avoidance of nuisance lighting, and protection of the nighttime environment. The regulations apply to all communities in the county except in the Antelope Valley planning area north of Mountain Gate. The regulations are mandatory for new outdoor lighting, and are also applied to existing outdoor lighting whenever part of a new application (for design review, CUP, subdivision approval or building permit). Exemptions are limited to seasonal displays, vehicle lights, temporary lights, lighting mandated by state or federal agencies, and low-wattage address lights. For all other lighting the regulations specifically prohibit glare, light trespass and light pollution, require proper maintenance, minimize allowed contrast in lighting levels, prohibit low-pressure sodium and mercury vapor lamps, limit accent lighting, and require full cut-off luminaires with the light source downcast and fully shielded. Outdoor lighting plans are required for news applications as noted above and also required for all new outdoor lighting installations on commercial, industrial, public and institutional properties (and any other application as deemed necessary by the Community Development Director. In support of energy conservation, the ordinance requires that lighting be turned off for all non-essential outdoor commercial and residential uses, and encourages use of timers, dimmers and photocell controllers.

The County regulates light and glare in airport environments through adopted Airport Land Use Plans for Bryant Field and Lee Vining Airports. As noted in the 2004 Environmental Analysis for the Lee Vining and Bryant Field airport master plans and airport ALUCPs,²⁴ lighting improvements at both airports include runway edge lighting systems, runway end identifier lights, a precision approach path indicator system, security lighting and terminal lighting, and lighting for airport signs and accessory uses. Runway lighting is radio-controlled by pilots, and lasts for an approximately 15-minute window during each operation. All exterior airport lighting is required to comply with the dark sky requirements of Chapter 23 (described above).

The policies and actions proposed in the Draft *RTP/General Plan Update*, as well as compliance with the existing Dark Sky Regulations and airport Land Use Compatibility Plans, will substantially lessen future impacts on light and glare but not to a level that is less than significant; it is anticipated that **significant adverse impacts** may occur in terms of light and glare with potential to adversely affect views, (particularly nighttime views) in the planning area.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
LIGHT AND GLARE IMPACTS**

Please refer to Table 4.10-3 in Appendix D.

²⁴ Mono Co. Community Development Department., *Environmental Analysis for the Lee Vining & Bryant Field Airport Master Plans and Airport ALUCP*, March 2006.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.11

AGRICULTURE, FORESTS & CONSERVATION

4.11.1 INTRODUCTION AND SUMMARY

This section provides a background discussion of agricultural lands and forest/timber resources found in Mono County, and the potential impacts on these resources that may occur in association with the proposed comprehensive update to the county's *General Plan & RTP* and related planning initiatives. Information for this section is based in part on data from the Mono County MEA (Chapter III, Land Use), the *Draft Conservation/Open Space Element* and other sources as cited in the text. The MEA can be accessed at <http://www.monocounty.ca.gov/>. No NOP comments were received that addressed agriculture. Key findings are summarized in the table below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR AGRICULTURE, FORESTS and CONSERVATION	
IMPACT LU 4.11(a):	<u>Convert Prime Farmland to Nonagricultural Use</u>
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.11-5 in Appendix D
Residual Significance:	Less than Significant
IMPACT LU 4.11(b):	<u>Rezone or Conflict with Zoning of Agricultural or Forest Lands</u>
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.11-5 in Appendix D
Residual Significance:	Less than Significant

4.11.2 KEY TERMS USED IN THIS SECTION

Conservation Agriculture. Conservation agriculture is an approach that emphasizes improved and sustained productivity, increased profits and food security alongside preservation and enhancement of the resource base and the environment.

Farmland of Local Importance. Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Farmland of Statewide Importance. Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Grazing Land. Land on which the existing vegetation is suited to the grazing of livestock. The minimum mapping unit for Grazing Land is 40 acres.

Important Farmlands. The California Department of Conservation, as part of its Farmland Mapping and Monitoring Program (FMMP), prepares Important Farmland Maps indicating the potential value of land for agricultural production.

Mapping is conducted for selected counties; there is no important farmland data or mapping available for Mono County as of May 2015.¹

Prime Farmland. Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland. Farmland of lesser-quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

4.11.3 OVERVIEW OF BASELINE CONDITIONS

The Mono County MEA (Chapter III, Land Use) notes that lands in the County follow a general pattern of use whereby residential and commercial uses are concentrated in small communities located in the valleys, the valley floors are used for grazing and crops, and recreational uses are dispersed throughout the county. Private lands outside community areas generally are used for agriculture, grazing, and recreational development, whereas public lands in some areas are used for livestock grazing, timber production, fuelwood cutting, and mining.

4.11.3.1 Agricultural Lands.

Agriculture plays a major role in the economy and ecology of Mono County. The US Department of Agriculture (USDA) provides a profile census of agriculture for California counties.² The 2012 census for Mono County indicates 72 active farms in Mono County as of 2012, down 14% from the 84 farms that were cited in the 2007 census. Though fewer farms were in operation, total farm acreage increased during that period from 44,610 acres in 2007 to 56,386 acres in 2012 (a 26% increase). The market value of agricultural activity increased by an even larger margin, increasing from \$9.77 million in 2007 to \$17.98 million in 2012 (an 84% increase). Crop sales represented 49% of the market value, and livestock sales represented 51%; farm income averaged \$146,626. Demographically, farms in Mono County are operated by older individuals (average age of 61.5) who are male (85%), white (99%) and principally engaged in farming as opposed to other occupations (58%).

The top crop items by acreage in Mono County as of 2012 included forage land for hay (including haylage, grass silage and greenchop), followed by vegetables, garlic, and cuttings (including seedlings, liners and plugs). The top livestock items included cattle and calves, followed by sheep and lambs, horses and ponies, bee colonies and layers. Mono County was the leading county in terms of the sale of cattle and calves, according to a series of system indicator analyses on *Agricultural Lands and Ranches* by the Sierra Nevada Conservancy (SNC),³ with a gross revenue of \$24.4 million. Table 4.11-1 shows the gross value of agricultural production in Mono County by crop as of 2011:

TABLE 4.11-1: Gross Value of Mono County Agricultural Production (eastern SNC Subregion) by Crop, 2011.	
Crop	Gross Value
Hay, Alfalfa	\$16,088,000
Cattle, Stockers, Feeders	\$9,579,000
Cattle, Steers	\$6,480,000
Cattle, Heifers	\$4,899,000
Hay, Other, Unspecified	\$4,500,000
Sheep and Lambs	\$3,990,000

¹ Department. of Conservation Website: <http://www.conservation.ca.gov/dlrp/FMMP/Pages/Index.aspx> Accessed 5-4-15.

² http://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/California/cp06051.pdf

³ Sierra Conservancy, *System Indicators, Agricultural Lands and Ranches*, Final Report, December 2013.

Cattle, Cows	\$3,036,000
Pasture-Irrigated	\$1,925,000
Potatoes	\$803,000
Garlic	\$739,000

The SNC reports note that of counties fully within the SNC Region, Lassen, Mono, and Mariposa Counties had the leading agricultural commodities sales in 2011 at \$89,539,000, \$53,068,000, and \$30,975,000, respectively. The reports also found that median farm and ranch size in the East Subregion (including Mono County) was the largest of any SNC Subregion. In 2011, nearly 1 million acres of all land (roughly 70%) in the counties fully within the region were in prime (agriculture) and non-prime (rangeland) Williamson Act contracts. Overall, Mono County ranked #44 of 58 states in total agricultural production.

The SNC finds that farms and ranches contribute much to the region, including valuable ecosystem services that go well beyond agricultural productivity. In particular, they assist in preserving oak woodlands, store carbon, cycle nutrients, capture runoff, and provide habitat for many sensitive species, and play a critical role in the conservation of many habitats and dependent species. Throughout California as a whole, farms and ranches face significant threats including a significant conversion of acreage to other uses. Until FY 2008-09, the State provided local governments with an annual subsidy for the property tax revenues lost to farmland contracts; the program was substantially discontinued due to revenue shortfalls. Local governments have been able to collect a portion of the foregone revenues, and at the time the report was prepared, all but two SNC counties with Williamson Act programs (Modoc and Plumas) have continued accepting new contracts. If counties are unable to maintain their programs, some research indicates that ranchers who have low household income and are wholly dependent upon farm operation for their income may feel compelled to sell their ranches; the SNC cites studies indicating that if the Williamson Act program were eliminated, up to 37% of ranchers would attempt to sell some or all of their land. The SNC data indicate no change in the acreage of prime soils in Mono County between 2006 and 2011. As of 2011, Mono County had approximately 13,000 acres of land in Williamson Act contracts,⁴ which is about 3% higher than the estimated 12,600 acres under contract in 2008.⁵ The County has suspended accepting new Williamson Act contracts until the funding programs are restored.⁶

4.11.3.2 Forest Lands.

The SNC has also prepared a *System Indicators Report for Forest Health and Carbon Storage*⁷ that describes the extent, character, and ownership of forest land in the SNC Region. The report notes that forest ownership patterns vary by Subregion: The East Subregion (of which Mono County is a part) has the fewest acres of productive forestland (just over half a million acres) but the highest public ownership at 97%. The SNC notes that wildfire suppression has had a number of profound impacts on forest health, particularly in the Sierra Nevada. These effects include changes in forest species composition that have increased competition for available moisture, and there is some evidence that the heightened moisture stress has increased forest susceptibility to insects and disease.

In combination with increased logging activity over the past 150 years, these changes have produced forest growth of relatively uniform age and size, which has amplified fuel loading and led to an increase of high-severity fires (where most or all trees are killed). The average and maximum sizes of patches of high-severity fire doubled in the Sierra Nevada between 1984 and 2006. To reduce these impacts, forest managers have conducted forest fuels treatments including forest thinning, brush masticating, and creating fuel breaks. Fuels reduction projects have reduced the severity of wildfires and increased the likelihood of tree survival, but cannot fully replace the benefits of fire in shaping Sierra forests (e.g., aspen restoration is most effective after fire stimulates new shoots, and the seeds of some rare plants need the chemical stimulus of fire to germinate and recolonize a site). Unfortunately, many of the ecological effects of low-severity fire on forest ecosystem function are not well understood. Therefore, the length of absence of low-severity fire from the forest can be seen as one indicator of its ecological health.

⁴ Sierra Conservancy, *System Indicators, Land Conservation and Wildlife Habitat*, Final Draft Report, November 2011.

⁵ Mono County Community Development Department, *Ag Land Under Williamson Act Contracts, 2008*.

⁶ Brent Calloway, Mono County Community Development Department, 6-15-15.

⁷ Sierra Conservancy, *System Indicators, Forest Health and Carbon Storage*, Final Report, December 2012.

Fire return interval (FRI) is another important indicator. Prior to fire-suppression programs, lower-elevation forested areas burned every 11 years on average; in subalpine forests, where fuels accumulate much more slowly, the RFI was found to be 133 years. The SNC report indicates that 74% of the Sierra landscape as a whole has not had a single wildfire or prescribed burn in the last 103 years; in the Eastern SNC Region (of which Mono County is a part), roughly half of the forest acreage has more than a 66% departure from pre-settlement fire return interval.

Cal Fire has assembled data about severe wildfire threats to ecosystems in California in order to prioritize areas where the threat of high-severity wildfire to ecosystem services is highest and where the need is greatest for treatments to reduce fire impacts. Sierra mixed conifer forests (3.7 million acres) were identified as the ecosystem with the largest area of high priority landscape of any in California. In the Sierra Nevada as a whole, almost 5½ million acres (half of total) was classified as high priority for treatment to prevent severe wildfire threats to forest ecosystems. However, the East Subregion (including Mono County) had very little forest area (just over 36,000 acres) where ecosystems were prioritized for action to relieve the threat of severe wildfires.

Cal Fire also analyzed watersheds where a high percentage of the landscape is at risk for damage from severe wildfires. High-severity fire can significantly impact watershed function by increasing the volume and probability of sediment delivery. Fires expose soils to erosive precipitation and kill plants whose roots give the soil strength. Again, the East Region was ranked to have the lowest threat, with just 7% of watershed area at high risk, and fully 77% of watershed area with low or no risk.

Forest Pests. Insects and diseases are a natural and necessary part of Sierra forest ecosystems, but stresses have rendered trees less able to respond to insects and disease; the SNC cites evidence that the background rate of tree mortality has been increasing. Global warming is believed to contribute to this by increasing drought stress while stimulating the growth and reproduction of insects and pathogens that attack trees. Cal Fire has assembled data about forest pest threats to prioritize areas where the threat is highest and need for action greatest (including removal of dead and dying trees and surrounding vegetation, removal of soil harboring pathogens, landowner education land forestry assistance programs). Sierra mixed conifer forests were identified as the most impacted forest type (1.7 million acres in need of restoration). In the Sierra Nevada, almost 1.2 million acres were identified as high-priority areas, 75% of which are on lands managed by USFS.

When associated with high levels of tree mortality, forest pests can be disruptive to human communities. Dead and dying trees can fall and block transportation routes, hit power lines, or crush structures. Cal Fire has authority to declare 'Zones of Infestation' within pest eradication or control measures can be implemented on private lands. In 2010, Cal Fire declared Zones of Infestation for bark beetles in the Lake Tahoe basin and the Southern California mountains. The five Sierra communities with the largest acreage in need of restoration are all found at elevations above 4,900'; none of the five communities is located in Mono County, however, several areas of the county have documented beetle infestations.

Forest Carbon Cycle. The SNC report notes that forest ecosystems play a critical role in the carbon cycle by taking in carbon dioxide and releasing oxygen to the atmosphere where it is breathed in by humans and animals. Carbon dioxide is emitted when forests burn and later when trees killed by pests and fire start to decay. In response to a growing scientific consensus that atmospheric carbon dioxide has contributed to changing climate patterns, there is now interest in developing methods to maintain and increase the amount of carbon stored in forests. Estimates of the amount of carbon stored in forests is derived from tree measurements that focus on biomass (the portion of tree weight that is not water—roughly 50%). Biomass is generally considered to be an indicator of the productivity of the ecosystem, and forest biomass is about half carbon (the rest is made up of other elements necessary for tree health and function). Carbon storage is greater in colder climates (cold causes vegetation to decompose slowly, leading to large areas of carbon-rich soil and peat bogs) and lower in tropical forests where warm, moist conditions cause organic matter to decompose quickly. Carbon stored in Sierra soils is in between these two extremes. The SNC cites a recent estimate that California mixed conifer forests store about 107 total tons of carbon per acre, half of which is found in trees and 21% of which is contained in the soil. The lowest concentration of biomass in the SNC region was in the East Subregion (including Mono County) with only about 4% of the Sierra total.

Forest Biomass. Sierra Nevada forests are currently storing over 840 million tons of biomass. The SNC notes that this is likely higher than historic levels due in part to fire suppression and reduced timber harvesting on public lands. While the increased carbon storage moderates causes of climate change in the short term, it may in the longer term elevate risk because dense forests are more at risk of high-severity fire events and thus more prone to a large release of carbon when fire-killed trees decay. The Report references a study by USFS that predicts that forests in California will accumulate carbon more slowly than they lose it (to fire, pests and competition), and thus become net carbon emitters by the end of this century. Thus forest management may be a key element in the County's efforts to reduce greenhouse gas emissions, but the data may at this stage be insufficient to support proactive policies and actions. The SNC notes that there is uncertainty about how and whether thinning improves the long-term stability of carbon storage; the fate of removed woody material may be a key factor in determining the effectiveness of forest fuels reduction on increased carbon storage; several studies have concluded that treated forests may have higher carbon loss when the removed carbon is factored into calculations, though use of the thinned trees as lumber or biofuel would reduce the carbon loss.

4.11.3.3 Conservation.

In another analysis of system indicators analyses, the SNC conducted a *Land Conservation and Wildlife Habitat* assessment.⁸ The report defined "land conserved" as public lands, private lands with conservation easements, or private lands acquired in fee title for purposes of conservation, and found that a significant portion of the Sierra Nevada region as whole is conserved in some way. The report noted that the SNC Region is a primary source of many critical resources in California, providing fully 65% of the state's developed water supply as well as habitats (forest, agricultural and rangeland) for 60% of animal and 50% of plant species and numerous economic and cultural benefits.

In whole, the report found that 64% of land in the SNC region (16.4 million acres) is conserved; of this, roughly 63% is in public ownership. Most of the public land is managed by one of three federal agencies: USFS (64.3%), BLM (19.3%) and the National Park Service (10.6%). One percent of the SNC region is conserved in private ownership, including 178,246 acres with conservation easements and 41,872 acres in private fee title ownership for conservation.

The SNC region varies widely in terms of conservation; overall conservation is highest in the East Subregion which includes Mono County (98.3%), and this region is second highest in the percent of private lands conserved (4.0% -- second only to the North Central region with 8.8%). In whole, the SNC region has 11.6 million acres in large intact natural areas (49% of total land area). The distribution of these large natural areas significantly increases with elevation. Below 3,000 ft., roughly 1.4 million out of a total of 5.3 million acres (26%) acres are identified as large natural areas; between 3,000 ft. and 6,000 ft. are roughly 4.3 million acres (37%). Above 6,000 ft., large natural areas comprise more than 5.9 million of the 8.6 million total acres (69%), largely because 97% of the land above 6,000 ft. is in public lands management (much of it in wilderness designation). However, the higher elevations generally support fewer wildlife species and less plant diversity and overall productivity than the lower elevations.

Road density is a key factor determining the presence of large intact natural areas. Despite low population, the mid-elevations of the Sierra have road densities higher than in the higher elevations (2.3 miles/sq. mi. versus 1.47 miles/sq. mi. above 6,000 ft.), and are subject to loss and fragmentation of available habitat for many wildlife species, as well as urban threats including collisions, domestic pets, disease, and non-native species invasions. The report notes that conservation easements are important to preserving agriculture and ranching, where development pressures are greatest. The Williamson Act has been instrumental in protecting ranches and agricultural lands in the Sierra Nevada.

4.11.3.4 Prime Farmland Trends.

The Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) provides resources for agricultural producers as well as mapping for important farmlands in the state.⁹ Mono County has not been mapped pursuant to the FMMP, nor has it been mapped as part of the USDA Natural Resources Inventory (NRI),¹⁰ although the

⁸ Sierra Conservancy, *System Indicators, Land Conservation and Wildlife Habitat*, Final Draft Report, November 2011.

⁹ FMMP website: <http://www.conservation.ca.gov/dlrp/fmmp/overview/Pages/index.aspx>

¹⁰ USDA website http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1167354.pdf; *Summary Report: 2010 National Resources Inventory*, Natural Resources Conservation Service, & Center for Survey Statistics & Methodology, Iowa State University. 2013

most recent mapping effort was intended to provide county-level data (resources were not available to do so). However, the 2010 NRI Summary Report does profile agricultural trends on national, state and regional levels.

Following a steady decline for several decades, overall cropland acreage in the US increased by about 2 million acres (a 0.5% increase) from 2007 to 2010. Acreage in the Conservation Reserve Program (CRP) was reduced by almost 18% between 2007-10; most of that land became cropland or pastureland. Soil erosion on cropland (including erosion from wind and water) decreased 41% between 1982 and 2010. As of 2010, about 23% (316 million acres) of non-federal rural land was classified as prime farmland, a loss of 13 million acres (about 4%) since 1982; most of the loss was due to development. In California, prime cropland acreage decreased from 5.6 million to 4.8 million acres between 1982-2010, and prime forest lands decreased from 26,000 to 24,000 acres; prime pastureland increased during the same period from 271,000 to 317,000 acres; and prime rangeland increased from 91,000 to 94,000 acres.

4.11.4 REGULATORY SETTING

4.11.4.1 Federal Programs and Regulations

Farmland Protection Policy Act. The Natural Resources Conservation Service (NRCS), part of the USDA, implements the Farmland Protection Policy Act (FPPA). The purpose of the FPPA is to minimize federal programs' contribution to the conversion of farmland to non-agricultural uses by ensuring that federal programs are compatible with state, local, and private farmland protection programs. NRCS provides technical assistance to federal agencies, state and local governments, tribes, or nonprofit organizations that desire to develop farmland protection programs and policies; NRCS also summarizes FPPA implementation in an annual report to Congress.

Farm and Ranch Lands Protection Program. NRCS administers the Farm and Ranch Lands Protection Program (FRPP), a voluntary program aimed at keeping productive farmland in agricultural uses. Under the FRPP, the NRCS provides matching funds to state, local, or tribal government entities and nonprofit organizations with existing farmland protection programs to purchase conservation easements. According to the 1996 Farm Bill, the goal of the program is to protect between 170,000-340,000 acres of farmland per year. Participating landowners agree not to convert the land to non-agricultural use for at least 30 years, and retain all rights to use the property for agriculture. A conservation plan must be developed for all enrolled lands based on standards contained in the NRCS Field Office Technical Guide. Applications with perpetual easements receive priority consideration. The NRCS provides up to 50% of the fair market value of the easement being conserved. To qualify for a conservation easement, farm or ranch land must be a) privately owned, b) rated as prime, unique, or other productive soil, c) part of a conservation plan, d) large enough to sustain agricultural production, e) accessible to markets for the crop that the land produces, and f) surrounded by land that can support long-term agricultural production.

Natural Resources Conservation Service (NRCS). NRCS offers a number of programs aimed at improving forage, water quality and wildlife habitat, including the Environmental Quality Incentives Program (EQIIP); the Wildlife Habitat Incentives Program (WHIP); the Cooperative Conservation Partnership Initiative (CCPI); the Conservation Stewardship Program (CSP); the Wetland Reserve Program (WRP); the Farm & Ranch Protection Program (FRPP); and the Grazing Reserve Program (GRP). The EQIIP, WHIP, CCPI, and CSP programs focus on forage, water quality and wildlife habitat, while the WRP, CCPI and GRP are easement programs to protect working landscapes from development; the latter programs may include restoration to improve wetland, farming and grazing functions. Local Resource Conservation Districts (RCDs) may operate similar programs in concert with the NRCS.

United States Fish and Wildlife Service (USFWS). USFWS operates the Partners for Fish and Wildlife Program, a voluntary collaboration of the USFWS, landowners, and other potential partners to implement fish and wildlife restoration projects using a 50% cost share. The program has supported wetland and upland restoration efforts on ranches in the Sierra (Tehama and Calaveras counties).

4.11.4.2 State Programs and Regulations

California Important Farmland Inventory System and Farmland Mapping and Monitoring Program (FMMP). The California Department of Conservation (CDOC) sponsors the FMMP and is also responsible for establishing agricultural

easements in accordance with PRC §10250–10255. Important Farmland maps classify land according to eight categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-up Lands, Land Committed to Nonagricultural Use, and Other Lands. The CEQA Guidelines (Appendix G) use the designations for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to define the significance of impacts to agricultural resources.

Williamson Act Contracts. The California Land Conservation Act of 1965 (known as the Williamson Act) enables local governments to form contracts with private landowners to promote continued use of agricultural lands. The Williamson Act empowers local governments to establish “agricultural preserves” in which agricultural landowners enter into renewable contracts that restrict the land to agricultural use for at least 10 years. In return, the landowner is guaranteed a relatively stable tax base that is based on the value of the land for agriculture instead of full market value. Cancellation of a Williamson Act contract entails an extensive review and approval process, as well as fees of up to 12.5% of the property value. Local jurisdictions approving the cancellation must make one of the following findings: a) that the cancellation is consistent with the purpose of the California Land Conservation Act (CGC §51282(a)), or b) that the cancellation is in the public interest (CGC §51282(b)). A finding under CGC §15182(a) requires that all of the following additional sub-findings also be made: (i) that the cancellation is for land on which a notice of nonrenewal has been served, (ii) that cancellation is not likely to result in the removal of adjacent lands from agricultural use, (iii) that cancellation is for an alternative use that is consistent with provisions of the applicable general plan, (iv) that cancellation will not result in discontinuous patterns of urban development, and (v) that there is no proximate non-contracted land that is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land. A finding under CGC §15182(b) requires that both of the following additional sub-findings: (i) that other public concerns substantially outweigh the objectives of the Williamson Act; and (ii) that there is no proximate non-contracted land that is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land. Until FY 2008-09, the State provided local governments with an annual subvention (subsidy) for the lost property tax revenues; the program was substantially discontinued due to revenue shortfalls. Local governments have been able to collect a portion of the foregone revenues through provisions of Assembly Bill 1265, enacted in 2011.

Z’berg-Nejedly Forest Practice Act of 1973 (FPA). The Forest Practice Act of 1973 is the primary forest regulation statute in California. It established a State Board of Forestry to manage forest practices and resources according to Forest Practice rules. CalFire enforces FPA requirements and serves as lead agency for projects that fall in the scope of the FPA. If timber operations are part of or affected by a project, these operations must be approved by CalFire. The FPA requires owners of nonfederal timberland to apply for a Timber Conversion Permit (TCP) for a project that would convert timberland to another use, unless covered by an exemption (including conversion areas under three acres and utility rights of way). If Cal Fire determines that a TCP is required, a Timber Harvesting Plan (THP) or notice of exemption may also be required. Harvested trees must be removed by a licensed timber operator, and the owner of the harvested timber is responsible for all yield taxes.

Timberland Production Zone. Timberland Production Zones (TPZs) were established in 1976 to preserve and protect timberland from conversion to other uses and avoid land use conflicts with timber-producing areas. The Timberland Productivity Act of 1982 later formalized the state’s policy in favor of sustainable harvest, focusing on the long-term availability of timber resources. The Act identifies uses judged compatible with TPZ lands: watershed management; fish and wildlife management (including hunting and fishing); uses related to the growing, harvesting, and processing of forest products; construction, alteration, or maintenance of utility facilities; and grazing. TPZ lands must comprise at least 160 acres (with some exceptions), and must be maintained in timber production for at least 10 years following the zoning declaration; an additional year is added to the initial term on each anniversary of the designation.

University of California Cooperative Extension (UCCE).¹¹ UCCE operates many programs to support agriculture, farming and horticulture in California. Programs include the 4-H program to support youth development; the Master

¹¹ University of California Cooperative Extension website: <http://ceinyo-mono.ucanr.edu/>

Gardener Program to support public efforts in education, horticulture, and gardening; the Master Food Preservers program to share research-based information on food safety and safe food preservation; and the Farm Advisor program. County Farm Advisors oversee the UCCE (including the 4-H and Master Gardener programs) and work to enhance California agricultural productivity and competitiveness and improve food safety. The Farm Advisor Office also conducts research and provides guidance to food producers on issues including season extension, selection of appropriate crop varieties, farm planning and budgeting, pest control and BMPs for small-scale horticultural crops.

4.11.4.3 Local Programs and Regulations

Development Credits Program. Chapter 12 of the Mono County *Draft Land Use Element* details a county implemented development credit program. The program dates back to the 1980s and allocated a fixed number of development credits to parcels of agriculturally designated land parcels, based upon the total acreage of the individual parcel or the total aggregated acreage of each individual landowner in the Bridgeport and Hammil Valleys and the Bodie Hills. As part of the current *RTP/General Plan Update*, some minor policy clarifications are proposed to the program and it may potentially be expanded to other areas of the County that desire expanded agricultural preservation policies.

Inyo and Mono Counties Agricultural Commissioner's Office.²² This office promotes and protects the agricultural industry in both counties, protects the environment and citizen health and safety, and fosters confidence and equity in the marketplace. Main program areas include Human Safety and Environmental Protection, Consumer Protection and Product Quality, and Special Agricultural Services such as apiary, crop, sustainable agriculture and inspection statistics.

4.11.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offers the following criteria for determining the significance of impacts to agriculture and forest resources. A project would have a potentially significant impact on hydrology if it would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use, or conflict with existing zoning for agricultural use, or a Williamson Act contract?
- b) Conflict with existing zoning for, or cause rezoning of, forest land (as per PRC §12220(g)), timberland (per PRC §4526), or timberland zoned Timberland Production (per CGC §51104(g)), or result in the loss of forest land or conversion of forest land to non-forest use?

4.11.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.11(a): Would implementation of the proposed RTP/General Plan Update convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use, or conflict with existing zoning for agricultural use, or a Williamson Act contract, or involve other changes that could result in conversion of Farmland to nonagricultural use?

LESS THAN SIGNIFICANT. As noted, Mono County has not been mapped pursuant to the Farmland Mapping and Monitoring Program, nor has most of the county been mapped by the USDA²³ ²⁴ (the initial intent of the most recent USDA mapping effort was to provide a county-level database, but the resources were not available). However, USDA conducted a 1992 Soil Survey of the Benton-Owens Valley Area²⁵ that identified approximately 75,000 acres of land (about 7%) in the Benton-Owens Valley survey area that would qualify as prime soils if a reliable and adequate water

²²Ag Commissioner website: <http://www.inyomonoagriculture.com/>

²³ USDA website http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb167354.pdf; *Summary Report: 2010 National Resources Inventory*, Natural Resources Conservation Service, & Center for Survey Statistics & Methodology, Iowa State University. 2013

²⁴USDA Web Soil Survey website: <http://websoilsurvey.nrcs.usda.gov/app/>

²⁵ USDA & NRDC, Soil Survey of Benton-Owens Valley, 2001

(http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA802/o/Benton_OwensValley_CA.pdf)

supply was available. The 2013 analysis of *System Indicators for Agricultural Lands and Ranches* (SNC, op.cit.) indicates that Mono County had a total of 13,110 acres of land in Williamson Act contracts as of 2011. Moreover, the SNC data indicate no change in the acreage of prime soils in Mono County between 2006 and 2011.

Notwithstanding the paucity of specific soil data, several considerations indicate that the Mono County RTP/General Plan Update will not contribute to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to nonagricultural use. One consideration pertains to the structure and content of the *General Plan Land Use Element* use designations. Two land use designations in the draft General Plan Land Use Element are specifically directed to agricultural use, including 'Agriculture (AG)' and 'Scenic Area Agriculture (SAA)',¹⁶ and some form of agriculture is permitted in almost all of the use designations set forth in the draft Land Use Element. Table 4.11-2 below provides an overview of the two land use designations ('Agriculture (AG)' and 'Scenic Area Agriculture (SAA)') in the General Plan Land Use Element that are specifically directed to agricultural use, and identifies 11 additional land use designations in which small-scale agriculture is allowed. The Land Use Element defines 'small-scale agriculture' as "gardens and orchards producing food for human consumption that do not exceed 10% of the total lot area. Such agriculture may be for personal or community use. Landscaping is not considered small-scale agriculture."

TABLE 4.11-2: Land Use Element Agricultural Land Use Designations		
Use Designation	Intent	Permitted Uses
Agriculture (AG)	The "AG" designation is intended to preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture.	<ul style="list-style-type: none"> • Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation, except those requiring a use permit • Single-family dwelling • Manufactured home used as a single-family dwelling • Accessory buildings and uses • Farm labor housing • Stands to sell agricultural products grown on the premises • Animals and pets • Home occupations • Fisheries & game preserves • Accessory Dwelling Unit
Scenic Area Agriculture (SAA)	<p>The "SAA" designation is intended to recognize existing and historic uses as certified in the USFS Private Land Certification Process and, within the constraints of the Mono Basin National Forest Scenic Area Plan (NFSAP), to allow for further limited-scale development and new uses consistent with purposes of the Scenic Area. Emphasis is placed on new uses that would provide for recreational, interpretive, visitor services and research opportunities while maintaining a natural and rural-appearing landscape.</p> <p>The SAA designation is intended also to preserve & encourage agricultural uses, protect agricultural uses from encroachment from urban uses, and provide for orderly</p>	<ul style="list-style-type: none"> • Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation, except those requiring a use permit • Single-family dwelling • Mobile home used as a single-family dwelling • Accessory buildings and uses • Stands to sell agricultural products grown on the premises • Animals and pets • Home occupations • Fisheries and game preserves • Single-family dwelling • Small-scale agriculture • Accessory buildings and uses • Attached Accessory Dwelling Unit

¹⁶ Note that the Scenic Area Agriculture designation currently applies to only one parcel.

	growth of activities related to agriculture, per with NFSAP.	
Use Designations Allowing Small-Scale Agriculture	Rural Residential (RR), Estate Residential (ER), Rural Mobile Home (RMH), Single Family Residential (SFR), Multifamily Residential (MFR), Mixed Use (MU), Rural Resort (RR), Commercial (C), Public and Quasi-Public Facilities (PF), Resource Management (RM), and Open Space (OS).	

In whole, the draft 2015 General Plan Land Use Element (LUE) designates 77,177 acres for agricultural use (AG), compared with a total of 79,156 acres so designated in the 2001 General Plan Land Use Element; substantial additional acreage is devoted to agriculture under other use designations that allow small-scale agriculture. Table 4.11-3 summarizes acreage designated for agricultural use in the Mono County community areas in the current Land Use Element Update and the adopted 2001 Land Use Element:

TABLE 4.11-3: Agricultural Land Use Acreages by Community, 2001 and Proposed 2015 Land Use Element			
COMMUNITY	2001 AG Acreage	Proposed 2015 AG Acreage	Percent Change
Antelope Valley	14,894	15,047	+1.0%
Bridgeport	24,823	24,270	-2.2%
Bodie Hills	14,251	12,465	-12.5%
Hammil	6,134	6,090	-0.7%
Mono Basin	255	293	+14.9%
Outside Planning Area	10,999	9,840	-10.5%
Mammoth Vicinity	3,084	3,809	+23.5%
Long Valley	3	3	No Change
Chalfant	1,136	1,166	+2.6%
Benton	3,578	4,194	+17.2%
TOTAL	79,156	77,177	-2.5%

As detailed in EIR §4.1 (Land Use) the changes proposed to the General Plan Land Use Element are largely the result of enhanced mapping tools, better characterization of uses, and changes proposed for Conway Ranch.

Mono County has taken proactive steps to protect agricultural activities through Chapter 24 of the Mono County Land Use Element. Chapter 24 sets forth 'Right-to-Farm' standards and regulations consistent with a finding by the Board of Supervisors that *"it is in the public's interest to preserve and protect agricultural land and agricultural operations within Mono County. The Board of Supervisors also finds that when nonagricultural land uses occur in or near agricultural areas, agricultural operations frequently become the subjects of nuisance complaints due to the lack of information about such operations. Such actions discourage investments in farm improvements to the detriment of agricultural uses and the viability of the county's agricultural industry as a whole."*

Chapter 24 is specifically intended to protect operations on land designated as Agricultural from conflicts with adjacent or nearby non-agricultural land uses. It achieves this goal by requiring that prospective purchasers of property located adjacent to or near agricultural operations be forewarned of the inconveniences that accompany living near agricultural operations, and accept those inconveniences as the natural result of living in or near agricultural lands. Among other provisions, Chapter 24 requires prospective sellers who wish to sell lands near agricultural activities to provide a formal disclosure statement to prospective buyers. The Disclosure Statement advises of nuisances that are common to such lands (including sounds, odors, dust and chemicals), and also advises prospective buyers of the county 'Nuisance Standards' which state: *"No agricultural operation conducted or maintained for commercial purposes and in a manner consistent with proper and accepted standards within the agricultural industry as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three years if it was not a nuisance at the time it began."*

Chapter 24 is supported by numerous existing and proposed General Plan policies and actions that are intended to preserve and enhance agriculture as a viable long-term use in Mono County. In combination, the protections provided by Chapter 24, along with the proposed continuation of agricultural use designations generally as outlined in the *2001 Land Use Element*, and the policies and actions contained throughout the proposed *2015 General Plan Update*, will reduce potential impacts to agricultural lands to a level that is less than significant. It is furthermore concluded that, on the basis of information presented in the discussion of baseline conditions, the proposed changes will not contribute to a conversion of prime or unique soils, or Farmlands of Statewide Importance, to nonagricultural uses; impacts would be **less than significant**. Relevant policy and actions are discussed in §4.11.1(a) below.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
POTENTIAL IMPACTS TO AGRICULTURE**

Please refer to Table 4.11-5 in Appendix D.

IMPACT 4.11(b): Would implementation of the proposed RTP/General Plan Update conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland-zoned Timberland Production, or result in the loss of forest land or conversion of forest land to non-forest use?

LESS THAN SIGNIFICANT. The Mono County MEA (Land Use, 2010), indicates that approximately 94% of total land area in the county is publicly owned. Much of the public land is managed by USFS and BLM; LADWP also owns large parcels of land in the southern portion of the county. Much of the land is in some form of conservation: the 2011 SNC Systems Indicator report on *Land Conservation and Wildlife Habitat* (discussed more fully in the baseline overview) states that the East Subregion as a whole, including Mono County, has the highest level of conservation (98.3%) of any SNC region, of which 4% is privately owned, and much of which is contained in large, intact natural areas.

Much of Mono County is part of the Inyo National Forest (INF) boundary, which extends along the crest of the Sierra Nevada from the Mono Basin to the Kern Plateau and includes seven gateway communities (Lee Vining, June Lake, Mammoth Lakes, Bishop, Big Pine, Independence, and Lone Pine). The Inyo NF encompasses approximately 2 million acres of land, including about 56,481 acres of private and state lands and 26,711 acres of the Sierra National Forest and Humboldt-Toiyabe national forests, but not including Mono Lake which is within a designated national scenic area and covers an additional 37,277 acres. Almost half of the Inyo NF is designated as wilderness area (964,361 acres). A Draft Assessment Report,¹⁷ released by Inyo NF in November 2013, notes that communities in and adjacent to the Inyo NF are relatively small and discrete, with limited sprawl and limited checkerboard development; as a result, connectivity between the forest and adjoining ecosystems remains relatively intact.

The Forest Plan reviews external forces and trends that may shape future forest management practices. Among key findings, the Report notes that between 2000-10, population in the Inyo NF area of influence grew at a rate much lower (5.3%) than the 'bio-region'¹⁸ (14.6%) and the state and country as a whole (8% growth), and large areas of the Inyo NF showed population decreases – including North Mono (-19.3%). The Inyo NF concludes that “not much local population growth is possible due to large amounts of land under public ownership” and foresees a 37% increase in total Mono County population by the year 2050 – again, much lower than growth forecast for the bio-region as a whole during the same period (69%). With respect to economic influences, the report cites employment projections indicating that the

¹⁷ USDA, USFS *Inyo National Forest Draft Assessment Report*, released November 2013.

¹⁸ The 'Bio-Region' was defined in a separate USDA report (Final Sierra-Nevada Bio-Regional Assessment (Document Number: R5-MB-268, undated) as the entire Sierra Nevada mountain range and the California portion of the Cascades (north to the Oregon border and east to the Nevada border), including the Sierra Nevada foothills on the west, the Modoc Plateau in the northeast and the eastern portion of the Sierra range extending into Nevada & southeast to the White Mountains. Obtained at http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5444575.pdf

greatest increases will occur in the healthcare, personal care and service occupations, and concludes that future trends in employment will not lead to an increased concentration of employment in forest-related sectors. Finally, discussion under Impact 4.11-1 notes that the acreage zoned for agriculture and ranch lands will remain largely unchanged under the proposed Land Use Element (a 2.5% reduction over acreage in the 2001 Land Use Element), with strong regulations and policies intended to support agriculture over the long term.

Neither the current nor the proposed Land Use Element has a use designation specifically oriented to ‘forest lands’ or ‘timber,’ nor does it provide a use designation for Timberland Production Zone lands. However, the General Plan Land Use Element does provide ‘Resource Development Standards’ that apply to project proposals to use or develop natural resources, including timber. Development standards therein apply to projects involving mineral resources, geothermal resources, wind and solar energy resources, hydropower resources, and timber resources. Use standards under this designation regulate lot size, setbacks, visual impacts, erosion and sediment control, noise, air quality, and infrastructure removal, and also set forth minimum requirements for reclamation, financial assurances, inspections, administration, and enforcement.

As part of the current RTP/General Plan update project, the County is considering implementation of a project to use sustainably available biomass feedstock to generate heat and energy. The project has been analyzed in a 2014 Biomass Feasibility Study¹⁹ prepared under the aegis of the Eastside Biomass Project Team, a broad consortium of representatives from the BLM, GC Forest Products, Inc., INF, Mammoth Lakes Fire Protection District, Mammoth Mountain Ski Area, Mono County, the SNC, and the Town of Mammoth Lakes, with technical assistance from the GBUAPCD and SCE. The study goal was to evaluate the viability of siting a bioenergy facility in the central Mono County and Mammoth Lakes area using sustainably-available forest biomass sourced as a byproduct of forest management and fuels treatment programs. Three types of facility were initially considered (thermal only, combined heat and power, and electricity only), and four potential biomass sources were identified as outlined in Table 4.11-5:

TABLE 4.11-4: Biomass Source Materials		
Source	Potential ‘Bone-Dry Tons’ Available per Year	Anticipated Material Delivered Costs per Ton
Timber Harvest Residuals	2,864	\$45-\$60
Fuels Treatment Activity Residuals	225	\$25-\$30
Forest Products Manufacturing Residuals	285	\$20-\$25
Urban Wood Waste	1,945	\$25-\$30

Siting considerations included three critical constraints (appropriate existing use designations, site with an area of at least two acres or larger, and access by chip van on roads classified for use by Legal Truck Tractor vehicles), and five secondary considerations (heat load [a profile of and total heat demands and distance of heat load from the conversion facility], an available power infrastructure, adequate distance from sensitive receptors, available water supplies, and options for wastewater discharge). Using these factors, the study identified seven potentially feasible sites for locating a combined heat and power facility, and seven sites for a biomass thermal project.

Based on biomass feedstock availability and cost, the study results indicated that there is insufficient biomass sustainably available for a combined heat-and-power or for an electricity-only bioenergy facility. This finding is consistent with a statement in the *Draft Conservation/Open Space Element* that timber is rarely harvested commercially on private lands in the county, and is a minor economic resource for Mono County. The Mono County MEA (Chapter VIII, Scenic Resources) concludes that the relatively low timber resource value has kept county lands free from the scars of timber harvesting. In keeping with these findings, the Biomass Feasibility Study recommended that the Biomass Team focus on thermal applications to promote the sustainable utilization of wood waste.

The General Plan contains a wide range of policies and actions that support long-term continued collaboration with public land managers including USFS, BLM and LADWP, including strong support for practices that protect forest

¹⁹ Mono County Community Development Department, *Comprehensive Feasibility Study for a Heat and/or Power Biomass Facility and Expanded Forest Products Utilization*, February 2014. Prepared by TSS Consultants. Note that the report defines tonnage in terms of Bone-Dry Tons (BDT).

resources. These policies and actions, in combination with other plans and planning considerations, indicate that approval and implementation of the draft RTP/General Plan update will not conflict with existing zoning for, or cause rezoning of, forest land (as per PRC §12220(g)), timberland (per PRC §4526), or timberland zoned Timberland Production (per CGC §51104(g)), or result in the loss of forest land or conversion of forest land to non-forest use; impacts would be ***less than significant***. The relevant plans and considerations supporting this conclusions include the regional dominance of public lands (managed for conservation including forest and timber resources), General Plan provisions for working collaboratively with public agencies that manage adjoining forest resources, standards for timber recovery, and efforts to proactively utilize downed forest materials as material to fuel a biomass heat and power facility. Applicable mitigating policies are discussed in §4.11.1(a) below.

**RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE
IMPACTS TO FOREST RESOURCES**

Please refer to Table 4.11-5 in Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.12

POPULATION AND HOUSING

4.12.1 INTRODUCTION AND SUMMARY

Information in this section is based primarily on 2014 Mono County Housing Element, which was prepared in compliance with Housing Element requirements that apply to California cities and counties (CGC Article 10.6). As required therein, each California local agency must prepare and regularly update a Housing Element that analyses existing and projected housing needs, examines special housing needs of the population, evaluates the effectiveness of goals and policies from the prior adopted Housing Element, identifies housing constraints imposed by the local governmental and other sources, assesses the agency’s compliance with other housing laws, and identifies opportunities to incorporate energy conservation into the housing inventory. State law also requires that each city and county accommodate its fair share of its region’s new housing construction needs for all income groups, based on a Regional Housing Needs Allocation (RHNA). The RHNA is prepared for each agency by the California Department of Housing and Community Development (HCD) to identify the total number of housing units that each jurisdiction must accommodate in its Housing Element in order to meet the needs of residents at various income levels.

Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated on a set schedule. The Housing Element is subject to local agency approval as well as mandatory review and approval by HCD. Eligibility for funding through HCD grant programs requires that an agency have an adopted Housing Element in place. The County’s 2014 Housing Element Update was prepared by the Mono County Community Development Department with significant input from the County’s RPACs. Public workshops and hearings were conducted throughout Housing Element preparation and approval. As with all General Plan elements, the Mono County Housing Element is internally consistent with the goals, objectives and policies of all other elements. General Plan consistency for all elements, including the Housing Element, will be maintained through the required annual progress reports that address comments and issues identified in the County’s ongoing public participation processes.

This section (as with other EIR sections) provides an overview of baseline population and housing conditions in Mono County. Detailed discussion of baseline housing and population conditions is provided in the Mono County 2014 Housing Element, as well as the Mono County MEA, and the draft RTP. The reader is referred to these documents for a more detailed discussion of housing, population and other Mono County demographic information. No NOP comments addressed population or housing. Key findings of the §4.2 impact analysis are summarized below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR POPULATION & HOUSING	
IMPACT RTP 4.12(a):	CAUSE SIGNIFICANT POPULATION GROWTH
Pre-Mitigation Significance:	No Impact
Relevant Policies:	See Table 4.12-6 in Appendix D
Residual Significance:	No Impact
IMPACT RTP 4.12(b):	DISPLACEMENT OF HOUSING OR RESIDENTS
Pre-Mitigation Significance:	No Impact
Relevant Policies:	See Table 4.12-6 in Appendix D
Residual Significance:	No Impact

4.12.2 KEY TERMS

Census Designated Place (CDP). The Census Bureau defines a Census Designated Place as an area with a settled concentration of residents that is identifiable by name but are not legally incorporated (the 'statistical counterpart of an incorporated area').

Forecast Period. The RTP forecasts cover a 20-year time frame, with review every four years as part of the RTP update process.

Overcrowded Household. The US Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded.

4.12.3 OVERVIEW OF EXISTING CONDITIONS

4.12.3.1 Existing Population

The Mono County population as of the 2010 Census totaled 14,202 residents countywide, a majority of which (58%, or 8,234) resided in the town of Mammoth Lakes. Unincorporated communities with the largest 2010 population included Crowley Lake (with 875 residents), Walker (721 residents), Chalfant (651 residents) and June Lake (629 residents); Aspen Springs, Topaz and McGee Creek had the smallest 2010 populations (65, 50 and 41, respectively). The 2010 unincorporated population was largely white (76.1%), with significant gains in the percentage of Hispanic or Latino residents (from 12.4% in 2000 to 16.6% in 2010). Hispanic residents are forecast to comprise 30% of total population in 2020, and 43% of total in 2060.

Residents of the unincorporated communities have a median age of 45.2 years, which is substantially higher than the town of Mammoth Lakes' median (32.6 years), with large gains in the number of seniors aged 65+ years (increasing from 10% in 1990 to 14.2%). The senior population, as well as the percentage of children under 5 years, was disproportionately high in Coleville, Antelope Valley, Wheeler Crest, and the Tri-Valley planning area. Household size in the unincorporated county decreased from 2.51 in 1990 to 2.42 in 2010. Household size varied only slightly between communities; no area had a household size greater than 2.89 persons per unit (Coleville was highest).

Unincorporated areas showed an overall decrease in the number of renters over the past 20 years, declining from 40% in 1990 to 32% in 2010. Rates varied widely between communities: the highest owner-occupancy occurred in Paradise (95.9%); Coleville had the highest percentage of renter-occupied units (71.9%). Vacant units continue to represent a large share of all units (32.7% countywide, with June Lake highest at 59.4%) due to vacation homes and seasonal occupancy. Extremely low-income households represented 17.4% of the unincorporated county total; this number was significantly higher than in 2000, when only 7.5% met the criteria (i.e., households with income less than 30% of the area's median income). Six percent of extremely low income renters met the criteria for overpayment (i.e., paid over 30% of their income on housing costs).

The 2012 overall median household income in the unincorporated area was \$79,600 up from \$45,325 in 2000. Median household income varied significantly through the county, with the communities near Mammoth Lakes generally having higher overall income levels. The median household income based upon HCD income limits for Mono County in 2012 was \$79,600.

4.12.3.2 Existing Housing

Single-family detached units comprise the majority of housing (69.3% as of 2010) in unincorporated Mono County, followed by mobile homes (21.3%) and multifamily units (9.4%). These relative proportions have not changed significantly over the past 20 years. In general, Mono County's housing stock is in fair to good condition. Approximately 60% of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the county (portions of Antelope Valley, Bridgeport Valley, June Lake and Tri-Valley) where maintenance and rehabilitation of the

housing stock is an issue; the Housing Element notes that funding for these improvements is available from the CDBG Rehabilitation Loan Program.

4.12.3.3 Special Needs Households

As of 2010, a total of 861 residents (14.4%) of unincorporated Mono County had one or more disabilities. Of this population, approximately one-quarter were unemployed and one quarter were over the age of 65. The elderly population (persons 65 years and older) also represents a slightly lower percentage (14.1%) of county residents. Large households (more than five persons) comprise 2.4% of all unincorporated households, roughly two-thirds of which met the criteria for overcrowding.

Farm acreage in Mono County has declined (68,813 in 1997, 44,610 acres in 2007), but the number of farms has increased (from 63 to 84). Average farm size in 2007 (531 acres) was roughly half of the size in 1997. Female heads of household represented 145 households (5.7% of total) in unincorporated Mono County as of 2011, up from 137 households in 2000.

Largely due to severe winter weather, Mono County does not have a large homeless population. The Mono County Social Services Department serves on average one homeless assistance case per year; the County does not have any homeless shelters. To respond to hazards, each Mono County community area has a designated Emergency Shelter (usually the community center or a church or school). The MCMWTC, located off SR 108 west of Sonora Junction and north of Bridgeport, maintains housing on the base and at Coleville in Antelope Valley. There are 110 housing units at the family housing project north of Coleville, and one barrack at the base with 200 beds for single people.

4.12.3.4 Housing Needs Assessment

The 2014 Housing Element identifies a need to provide a total of 46 additional units to serve regional housing needs over the next five years. The total includes five units for extremely low income residents, six units for very low income residents, seven for low income, nine for moderate income, and 19 units for above moderate (over 120% of median county income, which was \$79,600 as of 2013). The assessment does not address the needs of income groups above 120% of median. In the past, Mono County has allocated regional housing needs to unincorporated communities based on the percentage of the population in each community area. This has been superseded by a program that allocates need based on varied factors including current and projected population, economic conditions, transportation systems, potential for rehabilitation, and the availability of utilities and infrastructure. The County met roughly 43% of total 292 units needed for the 2007-13 Housing Element, with the greatest success in meeting the needs of above-moderate income (71.6% of units constructed) and moderate income (51.7% constructed) residents.

The County's share of regional housing need for the five-year period from 2014-19 represents a total of 37 units. Of this, nine units are to serve households with low, very low and extremely low income; nine units are to serve households with moderate income; and 19 units are for above-moderate income households. The 2014-19 assessment incorporated a one-time adjustment to account for the prolonged recessionary conditions, high unemployment and unprecedented foreclosures in California and elsewhere. Primarily as a result of the one-time adjustment for unprecedented economic conditions, Mono County's projected 2014-19 housing need allocation as a whole was substantially lower than the allocation in 2007. The adjustment was most pronounced for the low-income groups.

4.12.3.5 Unincorporated Area Development Trends

The RTP notes that development in Mono County communities is primarily residential in character. Limited small-scale commercial uses serve local and tourist/recreational needs, while limited small-scale light industrial uses provide heavy equipment storage and road yards and similar resources in some county communities. Most communities also have public facilities such as schools, libraries, community centers, parks and ballparks. Government offices are located primarily in Bridgeport (the Mono County seat) and in Mammoth Lakes. The RTP assumes that this development pattern will not change in the foreseeable future, primarily due to the small scale and lack of employment opportunities in most communities.

4.12.4 REGULATORY SETTING¹

4.12.4.1 Federal Regulations

There are no federal plans, policies, regulations, or laws related to population or housing that apply to the Draft Mono County RTP/General Plan Update.

4.12.4.2 State Regulations

California Housing Element Requirements. Article 10.6 of the CGC outlines Housing Element requirements that apply to California cities and counties. As required therein, each agency must prepare and regularly update a Housing Element that analyzes existing and projected housing needs, examines special housing needs of the population, evaluates the effectiveness of goals and policies from the prior adopted Housing Element, identifies housing constraints imposed by local government and other sources, assesses the agency's compliance with other housing laws, and identifies opportunities to incorporate energy conservation into the housing inventory. The Housing Element is the *only* General Plan element for which the State specifies a mandatory update schedule.

State law also requires that each city and county accommodate its fair share of its region's new housing construction needs for all income groups, based on the RHNA. The RHNA is prepared for each agency by HCD, and identifies the total number of housing units that each jurisdiction must accommodate in its Housing Element in order to meet the needs of residents at various income levels. The Housing Element also addresses zoning density, infrastructure, services and other topics necessary to ensure that local governments adequately plan to meet the housing needs of all people in the community – regardless of their income.

4.12.4.3 Local Regulations

Mono County Housing Element. Mono County completed its most recent Housing Element update during 2014. The Housing Element complies with all State requirements including strategies and programs to ensure adequate sites and remove constraints to housing production, support affordable and special-needs housing, pursue cooperative planning and outreach, promote conservation and energy efficiency, and support equal-opportunity housing. The Housing Element sets forth the County's plan to address identified housing needs through goals, policies, and programs, provides a profile of county demographics, housing characteristics, and existing housing needs, analyzes future housing needs and constraints, identifies land and financing resources to meet housing needs, and assesses accomplishments for the previous Housing Element goals. The 2014 Mono County Housing Element serves (along with data from the Draft Mono County Land Use Element and the Draft RTP) as the reference source for much of the information presented in this section on Population and Housing.

Mono County Inclusionary Housing Ordinance. During the 1980s and 1990s, Mono County experienced a shortage of housing that would be affordable to its workforce and residential population. Housing costs were high, private land was scarce, and much of the available supply was owned by second-homeowners. These factors resulted in labor shortages and increased commuting times. To address these concerns, the county Board of Supervisors approved an Inclusionary Housing Ordinance requiring developers to mitigate the impact of development projects on the availability of workforce and affordable housing, either directly or through the payment of fees, dedication of land or similar means. The requirements were encoded in the Mono County Code S15.40.040 (Housing Mitigation Requirements). Largely as a result of recessionary economic conditions nationwide, the County suspended the Housing Mitigation Ordinance in 2011. The ordinance remains suspended as of 2015, but is periodically reviewed by the Board of Supervisors for reinstatement when economic conditions permit.

¹ The reader is also referred to the interrelated regulations outlined in EIR §4.3, Air Quality and Greenhouse Gas Emissions.

4.12.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offers the following two criteria for determining the significance of transportation impacts. A project would have a potentially significant impact on circulation if it would:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?

4.12.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.12(a): Would implementation of the proposed RTP/General Plan Update induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

NO IMPACT. Mono County had a 2010 Census population of 14,202, of which 8,234 (58%) resided in the Town of Mammoth Lakes and 5,968 in unincorporated communities. By 2013, the county population was estimated by the California Department of Finance (DOF) to have increased to 14,493 with 8,307 persons (57%) in Mammoth Lakes and 6,186 (43%) persons in unincorporated areas of the county (a 2% growth rate for the three-year period).²

DOF has developed population projections for Mono County through 2040 that were used as a basis for preparation of the *Draft RTP*. DOF projections over this period show total population increasing to 17,614 – a 24% growth rate compared to the 2010 population. The DOF projections assumed that the unincorporated area would continue to represent about 43% of the total countywide population, and that the population distribution in unincorporated community areas would remain similar to that seen in 2010. Table 4.12-1 shows the DOF population projections by CDP through the year 2040, as presented in the *Draft RTP*.

TABLE 4.12-1: Department of Finance Population Projections by Community Areas, 2010-2040³					
	2010 Pop.	% of 2010 Pop.	2020 Pop.	2030 Pop.	2040 Pop.
Mono County – Total	14,202	100 %	15,037	16,261	17,614
Mammoth Lakes – Total	8,234	58 %	8,721	9,431	10,216
County – Total	5,968	42 %	6,316	6,830	7,398
ANTELOPE VALLEY					
Walker CDP ⁴	721	12.08	763	825	894
Coleville CDP	495	8.29	524	566	613
Topaz CDP	50	0.83	52	57	61
BRIDGEPORT VALLEY					
Bridgeport CDP	575	9.63	608	658	712
MONO BASIN					
Lee Vining CDP	222	3.71	234	253	274
Mono City CDP	172	2.88	182	197	213
JUNE LAKE					

² RTP data drawn from the California Department of Finance, *E-1 City / County Population Estimates, with Annual Percent Change, January 1, 2012 and 2013*. Sacramento, California, November 2013; www.dof.ca.gov.

³Table drawn from RTP, which used the following sources: www.dof.ca.gov. US Census Bureau, 2010 Census, American FactFinder. Note that DOF subsequently adjusted its forecast for Mono County slightly downward (the 2040 forecast is now 16,823 instead of 17,614), but the changes were not sufficiently large to revise the RTP and are not reflected in the Table 4.12-1.

⁴CDP is a Census designation meaning 'Census Designated Place.' These are populated areas that lack separate municipal government but physically resemble incorporated places.

June Lake CDP	629	10.54	666	720	780
LONG VALLEY/WHEELER CREST					
Paradise CDP	153	2.56	162	175	189
Swall Meadows CDP	220	3.69	233	252	273
Sunny Slopes CDP	182	3.05	193	208	226
Aspen Springs CDP	65	1.09	69	74	806
Crowley Lake CDP	875	14.66	926	1,001	1,085
McGee Creek CDP	41	0.69	44	47	51
TRI-VALLEY					
Chalfant CDP	651	10.91	689	745	807
Benton CDP	280	4.69	296	320	347
County outside CDPs	637	10.67	674	729	789

Because CDPs do not correspond directly to the planning areas used by Mono County, Table 4.12-2 converts, on a very approximate level, the CDPs into community areas as used by the Mono County Community Development Department in the general planning process. This conversion facilitates a rough comparison between growth projections developed by DOF and those developed by Mono County for the current *RTP/General Plan* update. Maps depicting the CDP and community boundaries used herein are provided on the county website: <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>.

TABLE 4.12-2: Relationship between CDP areas and County Planning Areas	
Community Area	CDPs included in County Planning Area
Antelope	Includes Walker, Coleville and Topaz
Benton	Includes Benton, Hammil, Benton Hot Springs
Bodie	<i>(Part of Bridgeport)</i>
Bridgeport	Includes Bodie and Swauger Creek
Chalfant	Includes only Chalfant
Hammil	<i>(Part of Benton)</i>
June Lake	Includes only June
Long Valley	Includes Paradise, Sunny Slopes, Aspen Springs, Crowley, McGee Creek, Swall Meadows, Wheeler Crest
Mammoth Area	<i>(Part of Outside Planning Area)</i>
Mono Basin	Lee Vining, Mono City
Outside Planning Area	Mammoth Vicinity, Oasis, Sonora
Swauger Creek	<i>(Part of Bridgeport)</i>
Wheeler Crest	<i>(Part of Long Valley)</i>

The *Draft Land Use Element* identifies the acreage of various land use designations as proposed in the current update, and applies factors to determine the number of dwelling units and population that may result with the proposed designations. Several scenarios are provided by the County to estimate the magnitude of development in the unincorporated communities through the 20-year build-out horizon.

One scenario describes a theoretical maximum build-out; this scenario assumes that build-out will include 100% of the total dwelling units that could potentially be built in each planning area. The County notes, however, that the ‘theoretical maximum build-out’ scenario is not realistic (or even feasible) because many properties in Mono County are constrained by factors (such as lack of access and/or infrastructure, community support for agriculture, environmental concerns, topographic features, etc.) that would effectively limit the number of units constructed, and because some parcels are currently developed in lower density uses with uncertain likelihood of future redevelopment at maximum allowed density.

Recognizing these constraints, the County also developed a 'practical build-out' scenario that is based a simplified analysis of selected known constraints (hazards, infrastructure and agricultural preservation). The County notes that even the 'practical' overestimates development, again for the reasons stated above. Table 4.12-3 below compares build-out estimates contained in the 2001 General Plan with the proposed 2015 General Plan 'theoretical' and 'practical' scenarios for 17 planning areas. Note that the 2015 estimates were developed with use of a detailed GIS/polygon-based analysis of land suitability and parcel characteristics that was conducted for the current update but unavailable for the 2001 General Plan Update. The full set of maps and tables prepared as part of the 2015 GIS/polygon review is available at the County planning offices in Mammoth Lakes.

TABLE 4.12-3: Build-Out Number of Dwelling Units for Mono County Communities, 2001 General Plan, and Proposed 2015 General Plan

Planning Area	2001 General Plan Build-out	2015 Maximum Build-out	Percent Change Maximum 2001-2015	2015 Practical Build-out	Percent Change "Practical" Build-out 2001-2015
Antelope	5,194	4,536	- 12.7%	2,661	-48.8%
Benton	3,874	2,510	- 35.2%	2,067	-46.6%
Bodie Hills	402	318	-20.9%	318	-20.9%
Bridgeport	3,531	3,158	- 10.6%	3,158	-10.6%
Chalfant	661	598	- 9.5%	574	-13.2%
Hammil	304	285	-6.3%	318	+4.6%
June Lake	3,970	3,236	- 24%	3,019	-24.0%
Long Valley	2,600	2,041	- 18.5%	1,972	-24.2%
Mammoth Area	400	338	- 15.5%	110	-72.5%
Mono Basin	1,601	933	- 41.7%	908	-43.3%
No Planning Area	4,756	2,457	- 48.3%	670	-85.8%
Oasis	See Footnote ⁵	1,667	NA	102	--
Paradise	Ibid	223	NA	154	--
Sonora	Ibid	138	NA	138	--
Swauger	9	8	- 11.1%	8	-11.1%
Upper Owens	Ibid	807	NA	52	--
Wheeler Crest	645 (see Footnote)	389	- 39.7%	389	-39.7%
TOTAL	27,947	24,337	-12.9%	16,618	-40.5%

The 2015 County forecasts (theoretical and practical) can be converted into population estimates by applying information in the Mono County Housing Element concerning household size in the various unincorporated communities, as shown in Table 4.12-4. Note, however, that the occupancy data presented in Table 4.12-4 and applied in Table 4.12-5 was based solely on *occupied units* and does not account for unoccupied (or seasonally occupied) units. In practice, approximately 30% of all Mono County units are vacant for large parts of each year. As a result, the population estimates in Tables 4.12-4 and 4.12-5 substantially overstate probable occupancy but are useful as worst-case estimates.

TABLE 4.12-4: 2015 General Plan Build-Out Population for Mono County Communities, Maximum and Assumption Build-out Scenarios

Planning Area	Average House-	2001 Build-out	2015 Theoretical	2015 Theoretical Build-out	2015 Practical Build-out	2015 Practical Build-out

⁵ Oasis, Sonora and Upper Owens were located outside planning areas in the 2001 General Plan Land Use Element, and Paradise was at that time combined with the Wheeler Crest planning area.

	hold Size ^{6, 7}	2001 Build-out Units	Population	Build-out Units	Population	Units	Population
Antelope	2.42	5,194	12,569	4,536	10,977	2,661	6,439
Benton	2.3	3,874	8,910	2,510	5,773	2,067	4,751
Bodie Hills	2.42	402	884	649	647	318	770
Bridgeport	2.18	3,531	7,698	3,158	6,884	3,158	6,884
Chalfant	2.47	661	1,633	598	1,477	574	1,417
Hammil	2.42	304	736	285	690	318	769
June Lake	2.16	3,970	8,575	3,236	6,990	3,019	6,521
Long Valley	2.42	2,600	6,292	2,041	4,939	1,972	4,772
Mammoth Area	2.5	400	1,000	338	845	110	275
Mono Basin	2.73	1,601	4,371	933	2,574	908	2,478
Outside Png Area ⁸	2.42	4,756	11,510	2,457	5,946	670	1,621
Swauger Creek	2.42	9	22	8	19	8	19
Wheeler Crest ⁹	2.42	645	1,561	389	941	389	941
TOTAL		27,947	64,356	24,337	48,702	16,618	37,657

As shown in Table 4.12-5, the refined build-out development estimates are more sharply reduced (compared with the 2001 *Land Use Element*) in some community areas than in others, most particularly in Mono Basin (where repeal of the Conway Ranch Specific Plan would substantially reduce future development potential), and in other communities (such as Long Valley, Benton Valley, and the Outside Planning area) where the GIS/polygon-based analysis of land suitability and parcel characteristics resulted in the largest revisions to estimated developable acreage.

Community	2010 Census Population	2001 LUE Build-out		2015 LUE Build-out		% Change Max Population 2001-2015
		Max Dwellings	Max Population	Max Dwellings	Max Population	
Antelope Valley (Walker, Coleville, Topaz)	1,266	5194	12,569	4,536	10,977	-12.7%
Bridgeport Valley (Bodie, Swauger, Devil's Gate)	575	3942	8,604	3,815	7,550	-12.3%
Mono Basin N&S (Lee Vining, Mono City)	394	1601	4,371	933	2,574	-41.1%
June Lake	629	3970	8,575	3,236	6,990	-18.5%
Long Valley (Paradise, Sunny Slopes, McGee Ck, Aspen Spr., Swall Mdw/Wheeler, Crowley)	1536	3245	7,853	2,430	5,880	-25.1%
Chalfant Valley	651	661	1,633	598	1,477	-9.6%
Benton Valley (Hammil, Benton Hot Springs)	280	4178	9,646	2,795	6,463	-33.0%
Outside Planning (Mammoth Vicinity, Oasis, Sonora)	637	5156	12,510	2,795	6,791	-45.7%

⁶ Mono County, 2014 *Housing Element* (Table 5).

⁷ The *Housing Element* does not provide household size for Antelope, Bodie, Hammil, Long Valley, no planning area, Oasis, Sonora, Swauger, Upper Owens and Wheeler Crest; data in Table 4.12-5 for these communities is based on the countywide average household size (2.42 persons per unit). Data for the Mammoth Area is based on household size given in the *Housing Element* for the Town of Mammoth Lakes. Data for Mono Basin is based on household size given in the *Housing Element* for Mono City.

⁸ The 2001 General Plan included Oasis, Sonora and Upper Owens in the 'outside of planning areas' category.

⁹ The 2001 General Plan included Paradise in the Wheeler Crest planning area.

Unincorporated Countywide Total	5,968	27,947	65,761	21,138	48,702	-25.9%
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All of the General Plan build-out population estimates exceed the DOF population forecast for 2040 (17,614). This is because 'build-out' is a planning construct designed to estimate levels of development associated with the General Plan; in reality, build-out of the General Plan will occur over many years and has no set time frame, whereas the DOF forecasts provide snapshots at selected points of time. However, it is worth noting that the newly revised DOF population projections, issued in December 2014, forecast that Mono County population will peak and begin to decline between 2050 and 2060,¹⁰ suggesting the possibility that build-out levels presented in the 2015 draft General Plan may never occur in Mono County. Both DOF and the County note that their estimates of future population (like all forecasting), involve the use of assumptions about future events that may not occur.

In summary, the Land Use Element of the county General Plan consists of plans and policies that will focus future growth in and adjacent to existing communities, in a manner that will sustain the livability and economic vitality of community areas consistent with plans developed by the County's citizens' Regional Planning Advisory Committees (RPACs). The General Plan anticipates that growth in the unincorporated area will occur primarily in the Antelope Valley, Bridgeport Valley, June Lake, Wheeler Crest/Paradise, the Tri-Valley, and Long Valley.

As noted in the General Plan discussion of Countywide Issues, Opportunities and Constraints, the residents of Mono County communities have generally expressed a desire to maintain the small-town character of existing communities, and to do so by ensuring that growth occurs in and directly adjacent to existing development with strong regulations to protect scenic resources and agricultural lands. At the same time, the discussion of countywide issues notes that communities face a number of challenges that ideally will be resolved through long-term planning efforts. Countywide issues were profiled earlier in this section in Table 4.1-1, and the issues specific to each of the community planning areas were profiled in Table 4.1-2. In both tables, the issues as identified in the 2001 General Plan are compared with the issues as they are seen today. This approach has facilitated the County's development of new and modified goals and objectives that respond to current needs and desires in each community regarding population growth, as presented in Table 4.12-6.

Based on the considerations presented in this section, it is concluded that approval and implementation of the proposed 2015 RTP/General Plan update **would not induce substantial growth** in any unincorporated area of Mono County either directly or indirectly.

**RELEVANT RTP/GENERAL PLAN POLICIES & ACTIONS TO MITIGATE
POTENTIAL POPULATION GROWTH**

Please refer to Table 4.12-6 in Appendix D.

IMPACT 4.12(b): Would implementation of the proposed RTP/General Plan Update displace substantial numbers of existing residents or housing, necessitating the construction of replacement housing elsewhere?

LESS THAN SIGNIFICANT IMPACT. None of the RTP/General Plan elements or planning initiatives proposes actions, uses or policies that would encourage or necessitate the displacement of existing homes or residents. The Land Use Element of the County's Draft 2015 General Plan consists of policies and actions that will focus future growth in and

¹⁰ The revised DOF forecasts are available at the DOF website (<http://www.dof.ca.gov/research/demographic/reports/projections/P-1/>) along with a detailed discussion of the forecast methodology used by DOF.

adjacent to existing communities in a manner that will sustain the livability and economic vitality of community areas consistent with plans developed by the County's citizens' regional planning advisory committees. Recommendations contained in the *Draft 2-15 RTP* focus on the maintenance of existing roads and highways, projects for expanded interregional and multi-modal circulation, pursuit of state highway projects as developed through Caltrans, and airport improvements consistent with adopted Capital Improvement Plans for the Bryant Field and Lee Vining airports as well as Mammoth Yosemite Airport. The *Draft Conservation/Open Space Element* outlines policies for the conservation, development, and utilization of natural resources (including water, forests, soils, rivers, lakes, fisheries, wildlife, minerals, and other natural resources). The *Draft Safety Element* update focuses on issues and policies to reduce the potential risk of physical, economic and social harm resulting from fires, floods, earthquakes, landslides, and other hazards.

The *Draft Noise Element* provides updated noise measurements and exposure contours that were used to enhance land use compatibility planning and noise mitigation requirements. The *draft Integrated Waste Management Plan* focuses on reduction of waste loads, tools to monitor landfill capacity, expansion of new nondisposal transfer facilities in accordance with siting criteria that emphasize minimum separation from incompatible uses, and use of pre-disturbed lands. The *Draft Biomass Utilization* identifies siting filters for future facilities including limits on allowable use designations (industrial, RE, IP, Public Facilities, Agriculture, Specific Plan) and the requirement to consider sensitive receptors including residences and businesses. The *Draft Capital Improvement Plan* identifies operation and maintenance requirements and investment obligations of the County to ensure adequate funding reserves are available.

The Scenic Byways planning process focuses on standards to screen visually offensive uses from scenic corridors, minimizing earthwork and grading and ensuring that lands are revegetated with materials that harmonize with the surrounding environment, use of existing roads except where essential for health and safety, limits on signage as well as the design and colors of developed uses, undergrounding of utilities and shielding of light sources. The *Draft Grading Ordinance* sets forth Best Management Practices that will minimize the potential for erosion, runoff and other adverse effects of earthwork and grading. The *Countywide Trail Planning* effort proposes an Eastern Sierra Regional Trail system with two separate trails (one focused on local communities and one on historic locations) that would extend over a continuous 300+ mile north-south swath of County land, and a proposed Mono-Yosemite Trail linking Lee Vining to Yosemite National Park. In both cases (and indeed for all *Draft RTP/General Plan* update components that involve construction, activities and/or land uses that meet the definition of a 'project' under CEQA), full compliance with requirements of the California Environmental Quality Act will be required.

The *Draft Resource Efficiency Plan* focuses on a process to implement zero net energy policies for County facilities including replacement and consolidation of vehicles in the County fleet, and opportunities to improve resource efficiency by residents, businesses, and visitors, while the *Multiagency Land Tenure Report* addresses ways to maximize tenure adjustment opportunities that best balance community needs, private property rights, land agency missions, and protection of critical land and water resources. The various water management initiatives provide a framework for the stewardship of ground and surface waters to ensure that supply is adequate to support the many beneficial uses that depend on these resources. The proposed repeal of the Conway Ranch Specific Plan will replace the former entitlements granted for this site (including a resort lodge and cabins, single family, townhouse and mini-lodge residential uses, recreation, open space, and infrastructure) with an Open Space designation that complements the recently established *Conservation Easement*. The Conservation Easement establishes multiple site uses compatible with the intent to ensure that the property will be retained forever in its relatively natural, scenic, and open-space condition, and that conservation values will be protected.

Several of these *Draft RTP/General Plan* programs have the potential to involve land uses, new construction and/or activities subject to CEQA. For example, the *Eastern Sierra Regional Trail* system will inevitably cross into communities; the *Draft Plan* indicates that the system will prioritize use of existing easements and rights of way, but notes that siting for some segments will be challenging; similar considerations will apply to the conceptual Gateway Trail Plan that links Lee Vining to Yosemite National Park, as well as new construction that may occur in connection with future water management facilities, regional landfill replacement sites (none of which include Mono County locations that are not already used for waste management), and other elements of the overall *RTP/General Plan* update.

In all cases, and indeed for any components that involve construction, activities and/or land uses that meet the definition of a 'project' under CEQA, full compliance with requirements of the California Environmental Quality Act will be required. The analyses contained in this EIR consider the broad environmental effects of the proposed *Draft RTP/General Plan* project. This EIR will be used to evaluate subsequent projects and activities under the proposed project, and to facilitate tiering of those subsequent CEQA reviews; it does not provide (or seek to provide) information at the level of detail that will be necessary to consider approval of subsequent development projects that may occur after adoption of the *Draft RTP/General Plan* and related planning initiatives. Additional environmental review under CEQA will be required for any of the subsequent projects linked to this *Draft RTP/General Plan* update that would have effects that were not examined in this EIR. Such projects would be subject to the same processes used in preparing the *Draft 2015 RTP/General Plan Update*, including substantial participation by community RPACs, responsible and trustee agencies, County representatives and collaborative planning partners.

At this General Plan level of assessment, none of the proposed *RTP/General Plan* elements or planning initiatives propose actions, uses or policies that would encourage or necessitate the displacement of existing homes or residents and, it is concluded that the project would have ***less than significant impacts*** involving the displacement of substantial numbers of residents or housing.

RELEVANT RTP/GENERAL PLAN POLICIES AND ACTIONS TO MITIGATION
POTENTIAL DISPLACEMENT OF HOMES AND RESIDENTS

Please refer to Table 4.12-6 in Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.13

PUBLIC SERVICES & UTILITIES

4.13.1 INTRODUCTION, SUMMARY AND KEY TERMS

This section describes existing services and utility systems in Mono County, and the potential impacts on these services and systems that may occur in association with the proposed comprehensive update to the county General Plan & RTP. Information for this section is drawn from the Mono County MEA Chapter IV (Services), as well as the *Draft RTP*, the *Draft Resource Efficiency Plan* (and associated technical calculations) and other source documents as referenced in this section. The reader is referred to EIR §4.6 for discussion of hazards (including fire hazards and emergency services), and to §4.8 for discussion of hydrology and water supply. None of the NOP comment letters addressed issues pertaining to public services and utilities. Findings of the analyses contained in this §4.13 are summarized below.

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR SERVICES AND UTILITIES	
IMPACT 4.13(a):	REQUIRE NEW POLICE, SCHOOL, OR OTHER SERVICES
Pre-Mitigation Significance:	Potentially Significant Impacts
Mitigating Policies:	See Table 4.13-9 in Appendix D
Residual Significance:	Potentially Significant Impacts
IMPACT 4.13-2:	RESULT IN WASTEFUL, INEFFICIENT CONSUMPTION OF ENERGY
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.13-9 in Appendix D
Residual Significance:	Less than Significant
IMPACT 4.13-3:	BE SERVED BY A LANDFILL WITH INSUFFICIENT PERMITTED CAPACITY
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.13-9 in Appendix D
Residual Significance:	Less than Significant

4.13.2 KEY TERMS USED IN THIS SECTION

Diversion rate. The proportion of wastes diverted for recycling, composting, or reuse.

Household hazardous waste. Products used in residences, such as paints and some cleaning compounds that are toxic to living organisms and/or the environment.

Landfill. A disposal site where solid waste, such as paper, glass, and metal, is buried between layers of dirt and other materials in such a way as to reduce contamination of the surrounding land.

Transfer station. A major facility at which municipal solid waste from collection vehicles is consolidated into loads that are transported by larger trucks or other means to more-distant final disposal facilities, typically landfills.

Waste reduction. All means of reducing the amount of waste that is collected by solid waste authorities. The term includes legislation, product design, and local programs to keep reusable materials out of the final waste stream.

4.13.3 BASELINE CONDITIONS

4.13.1 POLICE SERVICES

Police services in the unincorporated area are provided by the Mono County Sheriff's Department; inside the town boundaries, the Town of Mammoth Lakes Police Department provides police services. The county Sheriff's Department is responsible for jail operations (for persons arrested in both the Town limits and the County limits), and provides coroner operations, processing and serving civil paperwork, and search and rescue operations. The Sheriff's Department provides dispatch services to the Mammoth Lakes Police Department and the Mammoth Lakes Fire Protection District under a contractual agreement (the town Police Department is charged a fee for this service, the Fire District is not). Most Sheriff's Department work occurs in Mammoth Lakes, including 70% of the civil division workload, about 60% of jail bookings, and 50% of the coroner's activities. However, 95% of search and rescue operations occur outside the Town limits.

The Mono County Sheriff is the designated county Director of Emergency Services and is responsible for implementing the Mono County Emergency Operations Plan (EOP; see §4.6 for discussion of emergency services). The California Highway Patrol has primary responsibility for traffic control and accident investigation on state and federal highways throughout the county, including SR 203 through Mammoth. The Sheriff's Department and the town Police Department have mutual aid agreements with each other and with surrounding jurisdictions.

4.13.2 SCHOOLS AND EDUCATION

Mono County is served by two school districts: the Eastern Sierra Unified School District and the Mammoth Unified School District. Students in Paradise and the Tri-Valley area may also attend school in Bishop, either at the Round Valley School District (elementary school) or the Bishop Unified School District (high school).

The Eastern Sierra Unified School District operates elementary schools in Coleville, Bridgeport, Lee Vining, and Benton, and high schools in Coleville and Lee Vining. High school students in Bridgeport are bused to Coleville; high school students in Benton attend school in Bishop; most students from June Lake attend school in Lee Vining.

Mammoth Unified School District operates an elementary school, a middle school and a high school (all located in Mammoth), and serves students from Mammoth and the Crowley Lake area. Enrollment fluctuates in keeping with the large transient population. The MUSD has land available for a future school site in the Crowley Lake area (20 acres), where a ballfield has been developed and is operated by the County. Adult education opportunities in the county are available in Mammoth Lakes. Cerro Coso Community College offers classes leading to a two-year Associate of Arts degree. The town Parks and Recreation Department offers a variety of recreational and education classes.

Table 4.13-1 lists the 21 schools and facilities that are located in Mono County, including programs from Early Start (which provides coordinated services to infants and toddlers with disabilities and their families) through continuing education (a high school diploma program that meets the needs of students aged 16 to 18 who have not graduated from high school, are not exempt from compulsory school attendance, and are deemed at risk of not completing their education).

TABLE 4.13-1: Schools in Mono County

ANTELOPE ELEMENTARY, (530) 495-2541
111527 US 395, Coleville, CA 96107

BRIDGEPORT ELEMENTARY SCHOOL, (760) 932-7441
205 Kingsley St, Bridgeport, CA 93517-0577

COLEVILLE HIGH SCHOOL, (530) 495-2231
111591 US 395, Coleville, CA 96107

EARLY START, (760) 924-7382
960 Forest Trail Rd, Mammoth Lakes, CA 93546

EASTERN SIERRA UNIFIED SCH. DIST, (760) 932-7443
231 Kingsley St, Bridgeport, CA 93517-0575

EDNA BEAMAN ELEMENTARY SCH., (760) 933-2397
25541 US 6, Benton, CA 93512-0947

JAN WORK CMTY/ADULT SCH. (760) 934-0031
451 Sierra Park Rd, Mammoth Lakes, CA 93546-0130

LEE VINING ELEMENTARY SCHOOL, (760) 647-6460
132 Lee Vining Ave, Lee Vining, CA 93541-0270

LEE VINING HIGH SCHOOL, (760) 647-6366
51710 US 395, Lee Vining, CA 93541-0268

MAMMOTH ELEMENTARY SCHOOL, (760) 934-7545
1500 Meridian Blvd, Mammoth Lakes, CA 93546-3209

MAMMOTH MIDDLE SCHOOL, (760) 934-7072 1600
Meridian Blvd, Mammoth Lakes, CA 93546-2429

MAMMOTH HIGH SCHOOL, (760) 934-8541
365 Sierra Park Rd, Mammoth Lakes, CA 93546-3149

MAMMOTH UNIFIED SCHOOL DIST., (760) 934-6802
461 Sierra Park Rd, Mammoth Lakes, CA 93546-3509

MONO COUNTY FIRST 5, (760) 924-7626
365 Sierra Park Rd, Mammoth Lakes, CA 93546

MONO CO. OFF. OF EDUCATION (North) (760) 932-7311
37 Emigrant St, Bridgeport, CA 93517-0477

MONO CO. OFF. OF EDUCATION (South) (760) 934-0031
451 Sierra Park Rd, Mammoth Lakes, CA 93546-0130

MONO CO. OFF. OF EDUCATION (IT) (760) 934-4225
365 Sierra Park Rd, Mammoth Lakes, CA 93546-0130

MONO COUNTY LIBRARIAN, (760) 934-4777
400 Sierra Park Rd, Mammoth Lakes, CA 93546-1120

SAWTOOTH RIDGE CMTY SCHOOL, (530) 495-4358
111591 US 395, Coleville, CA 96107

SIERRA HIGH SCHOOL (Continuation), (760) 934-3702
461 Sierra Park Rd, Mammoth Lakes, CA 93546-3509

TIOGA COMMUNITY SCHOOL, (760) 206-6017
132 Lee Vining Ave, Lee Vining, CA 93541

CHURCH ON THE MOUNTAIN SCHOOL, (760) 935.4272
384 South Landing Rd, Crowley Lake, CA 93546

4.13.3 GENERAL GOVERNMENTAL SERVICES

Mono County provides general governmental services to residents of the unincorporated areas, and many of these services are also provided to Town residents:

- Administration
- Superior Courts
- District Attorney
- Public Works (includes recreation)
- Assessor
- Community Development
- Animal Control
- Library Services
- Sheriff/Corner
- Finance
- Tax Collection
- Public Health services
- Social and Child Support Services
- Behavioral Services
- Environmental Health
- Clerk/Recorder-Registrar
- Finance/Auditor
- Paramedic Services
- Economic Development
- Agricultural Commission

County services are provided in Bridgeport (the County seat) as well as leased branch offices in Mammoth Lakes. As the most populous area of Mono County, Town residents are responsible for much of the demand for services, particularly in terms of the Superior Court, the District Attorney, the Probation Department, and the Mental Health Department (fully 80% of Health Department services are provided in Mammoth).

Administrative Services. Administrative services are provided by the County Administrative Officer (CAO). CAO duties include planning, monitoring and coordinating County operations, assuring that Board policies are carried out in a cost-effective manner, formulation of short- and long-range plans and budgets, review and monitoring of County programs and services and budgets, coordinating the work of department heads, interpretation of Board policies, Board representation in County intergovernmental relations, and other general administrative duties. The Mono County Director of Human Resources and Risk Management reports to the CAO.

Superior Courts. The Superior Court of California operates two courthouses in Mono County. The north County branch is located in the historic Bridgeport Courthouse in central Bridgeport on US 395. Directly adjacent to the county jail, the north County Superior Court branch is used almost exclusively for arraignments. The South County branch (completed in 2011) is located in Mammoth Lakes and contains two courtrooms in a 20,000-sf structure located at the intersection of SR 203 and Sierra Park Road. The facility is part of a planned future regional government center to be located in Mammoth Lakes. The South County courthouse handles a majority of the civil and criminal workload as well as most jury trials. The MEA notes that most of the case filings involve recreational visitors.

District Attorney (DA). The District Attorney is responsible for promoting and protecting public peace and safety in Mono County. The DA prosecutes all criminal matters in the county, and provides legal and investigative assistance to other County law enforcement agencies.

Public Works. The Facilities Division of the Public Works Department operates and maintains recreational sites and public buildings throughout the county. Public Works also oversees the maintenance and operations of three public cemeteries in the county. The County operates cemeteries at Bridgeport, Mono Lake, and Long Valley. The County maintains roads, provides snow removal, and operates road yards at Benton, Crowley, Lee Vining, Bridgeport, and Walker. The County also operates recreational and community facilities in most communities; those facilities are discussed in EIR §4.9 (Recreation). The Department of Public Works is responsible for developing plans and specifications for capital improvement projects, serves as Airport Engineer, County Surveyor and Floodplain Administrator, reviews land development projects and applications, and administers final subdivision maps.

Assessor. The County Assessor annually assesses all taxable property, is responsible for identifying all assessable property, inventories and lists all taxable properties, develops and maintains a set of property ownership maps, values properties and enrolls properties on the local assessment roll for the support of local government.

Community Development Department (CDD). CDD consists of Planning, Building and Code Compliance divisions, provides varied development services and staff services for the Planning Commission, Local Transportation Commission, Land Development Technical Advisory Committee, LAFCO, Long Valley Hydrologic Advisory Committee, Airport Land Use Commission, RPACs and the Mono County Collaborative Planning Team.

Animal Control. Animal control is a public health and safety enforcement agency with responsibility for protecting people from animals and for protecting animals from people, when and where needed.

Libraries. The Mono County Library District operates a countywide system that is administered by the County Board of Education. The main library is located in Bridgeport, and branch libraries are located in Coleville, Lee Vining, June Lake, Crowley, Mammoth, and Benton. A Bookmobile circulates throughout the county. Books, articles, and other material unavailable through the local system can be acquired through the Mountain Valley interlibrary loan system.

Finance. The Auditor-Controller provides independent accounting, reporting and auditing services to County departments, special districts and schools. The Treasurer-Tax Collector's office serves as depository for funds of the County, school district, State and other special districts; provides all banking functions (including processing of deposits and payments); invests surplus funds; processes business licenses; collects and enforces transient occupancy taxes; and manages billing, collecting and accounting for all secured and unsecured property taxes.

Public Health Department. Mono County Public Health Department supports the health and safety of county residents with immunizations, HIV and related disease programs, communicable disease prevention and surveillance, tuberculosis programs, health promotion, emergency preparedness, children's services, programs for child health and

disability prevention as well as women and infants and children and other similar services. Hospital and emergency care services are provided locally at Mammoth Hospital, while serious cases are transported by helicopter to facilities in Bishop, Reno, Fresno, or southern California depending on the case. Basic health care services are available at the Bridgeport Family Medicine Clinic, and the Toiyabe Health Care Clinic ('Camp Antelope') in Walker provides health care services to Native Americans. The Department provides a variety of health care services at medical facilities located in Mammoth Lakes and Bridgeport and acts as an information and referral center, providing health education materials and varied preventive services such as immunizations and screenings. The Department also administers state-mandated public health programs. Mental health services are provided by the Mental Health Department, with offices in Mammoth Lakes.

Social Services and Child Support Services. The Social Services Department provides foster care, health care reform, welfare fraud detection, and related services to needy and vulnerable children and adults living in Mono County with the goal of strengthening families and encouraging personal responsibility and independence.

Behavioral Services. The Behavioral Health department offers counseling, therapy, case management, psychiatry and alcohol and other drug treatment to county residents. The Department also manages two wellness centers (one in Mammoth Lakes and one in Walker), offers out-patient counseling and provides all Court-mandated services including DUI and PC1000 programs.

Environmental Health. Environmental Health regulates food establishments, sewage disposal facilities, swimming pools, water systems, well construction, recreational health facilities, occupied housing, underground storage tanks, solid waste facilities, land use development, rabies and vector control, and the management of hazardous wastes.

Clerk/Recorder. The Recorder's Office is responsible for processing, maintaining and updating records including official documents, birth and death certificates, marriage certificates, fictitious business names, elections, voter registration and absentee voting.

Mono County Emergency Medical Services (EMS). EMS responds to emergency medical calls and inter-facility ambulance transports in the region. Rugged terrain and weather conditions pose unique challenges for EMS, and interagency agreements with local fire departments allow EMS to maximize personnel and resources to provide emergency services; in turn, additional training allows EMS to assist in firefighting. Personnel also receive training in low angle rope rescue and ice rescue. EMS staffs four Advanced Life Support ambulances around the clock, plus two reserve ALS units for use as needed.

Mono County Economic Development. The Economic Development Department is responsible for improving and enhancing economic conditions for Mono County residents and businesses to ensure long-term sustainability. The Department works to create jobs, promote tourism and existing businesses, and to create a business environment that is attractive to new ventures. To ensure long-term economic success and environmental sustainability, the Department collaborates with a variety of local and regional agencies, organizations and individuals.

Inyo and Mono Counties Agricultural Commissioner. This office promotes and protects the agricultural industry in both counties, protects the environment and citizen health and safety, and fosters confidence and equity in the marketplace. Program areas include Human Safety and Environmental Protection, Consumer Protection and Product Quality, and Special Agricultural Services such as apiary, crop, sustainable agriculture and inspection statistics.

4.13.3.1 Town of Mammoth Lakes. The Town of Mammoth Lakes provides a number of general governmental services to full time residents and second homeowners, including but not limited to the following:

- Administration
- Animal Control
- Airport and Transportation
- Community Development
- Mammoth Lakes Housing Support
- Public Safety
- Public Works
- Tourism and Recreation
- Visitors Bureau

4.13.4 SPECIAL DISTRICTS (Water, Fire, Sanitation, Utilities)

Numerous special districts provide specific services throughout Mono County. As part of the GHG emissions analysis conducted for the *RTP/General Plan Update*, the County has estimated that residents, businesses, and visitors in the unincorporated areas of Mono County used 1,270 million gallons (MG) of water during 2010. Based on data from area water providers, approximately 70% of this water was supplied from surface water bodies and 30% from groundwater. Following consumption by residential, commercial, or agricultural uses, nearly 40% of total water used is conveyed for wastewater treatment (the remaining 60% evaporates, is absorbed into the ground, or runs into water bodies or storm drains). Wastewater treatment in the unincorporated areas of Mono County is provided by individual septic tanks or through small-scale community sewer treatment facilities. Septic tanks are used by approximately 65% of the population, while sewer treatment facilities accommodate the remaining 35%. There are approximately 2,200 septic systems located in the unincorporated county, and approximately 1,110 sanitary sewer connections to the Bridgeport Public Utilities District (PUD), Hilton Creek Community Service District, June Lake PUD, and Lee Vining PUD. Basic information from the Mono County MEA (Ch. IV, Services) about all special districts is provided below, along with detailed information about the community service districts, community service areas and community utility service areas and districts obtained from the Municipal Service and Sphere of Influence reviews prepared by Mono County LAFCO. Additional information concerning the facilities and service capabilities of Fire Protection Districts is provided in EIR §4.6 (Health, Safety, Hazards and Hazardous Materials); for additional information about community water service systems, please see EIR §4.8 (Hydrology, Flooding, Water Supply and Water Quality).

Antelope Valley Fire Protection District (AVFPD). AVFPD provides structural fire protection to Antelope Valley residents from the district's main fire station in Walker and another station in Topaz. The two stations are manned by nearly 20 volunteer firefighters, and approximately 20 fire hydrants are available at locations throughout the district. The average emergency response time in AVFPD is about five minutes; the fire chief estimates that 10% of residents have a response time of 20 or more minutes. The district also responds to fires in locations beyond its boundaries, including Sonora Junction, Sonora Pass, west along SR 89 to the county line, and about five miles into Nevada northeast along Eastside Lane. AVFPD has formal agreements to provide fire protection service for the Marine Corps housing facility in Topaz and to the Indian housing facility east of Walker. The district provides emergency medical response; fewer than 10 of the volunteers are trained EMTs, other volunteers receive some level of formal EMS training. Volunteers assist and provide backup response to the County's paramedic unit, based at the fire station in Walker. Medic-1 provides Advanced Life Support (ALS) services to the Antelope Valley area. The district also performs pre-development reviews and building permit approvals. All volunteer firefighters have completed Awareness Hazmat training (10 have completed Operational Hazmat training) and can provide service for Hazmat spills. Firefighters are also trained in extrication, swift water rescue, and rope rescue.

Antelope Valley Water District. The Antelope Valley Water District is currently inactive and provides no services at this time. The District has no plans for water system improvements or the provision of any services at this time. The district owns no facilities or equipment. The district owns a 16-foot by 668-foot strip of land running from Meadow Drive to the West Walker River in Walker (APN 002-290-022-000). Other services in the Antelope Valley area are provided by various public and private entities.

Birchim Community Services District (Sunny Slopes). Birchim Community Services District (BCSD) was established in 1963 to provide domestic water services for Sunny Slopes. The BCSD boundaries include approximately 80 acres of land in the community of Sunny Slopes. The Birchim CSD provides water for domestic use and fireflow protection to district residents. Water is obtained from three wells on district owned land. Untreated well water is distributed to 71 dwelling units through a combination of 4-inch and 6-inch transit pipes. Water usage varies by year. In 2008, BCSD's annual water demand was almost 17 million gallons. BCSD implements water conservation measures, including restrictions on the timing of irrigation. The BCSD anticipates adding approximately 20 connections in the future. The BCSD distributes water conservation materials annually. As a Community Service District, BCSD is authorized to provide a wide array of services, including water treatment and distribution, fire protection, mosquito abatement services, parks and recreational services, sewage collection and disposal, snow removal/road maintenance, street lighting, police protection, and library services.

Bridgeport Fire Protection District. Structural fire protection is provided to valley residents from the district's main fire station in Bridgeport and a second station in Twin Lakes. The station is manned by about 20 volunteer firefighters, with nearly all of them being able to respond midday. There are about 85 fire hydrants within the district. The district estimates that 55% of the district is accessible within five minutes, 40% is accessible within 10 minutes, and the remaining 5% within 15 minutes. The average response time to an emergency within the district is approximately five minutes. The district also responds to calls along State Route 182 to the Nevada state line, Bodie, Conway Summit, Virginia Lakes, Swauger Creek, Devil's Gate, and Willow Springs. The district provides emergency medical response with less than 10 of the volunteer firefighters qualified as EMTs. The remaining volunteers are trained in CPR and first aid. The county Paramedics operate Medic-7 in Bridgeport, providing Basic Life Support (BLS) and Advanced Life Support (ALS) services in the Bridgeport Valley. The district also reviews development proposals and building permits (as do other fire protection districts) and provides school safety programs and community education.

Bridgeport Public Utility District. The district provides water and sewer services to the community of Bridgeport, including the Bridgeport townsite, the Evans Tract, and the Bridgeport Reservoir subdivision. The district also provides water and sewer services to the Indian Housing on a contract basis. The district currently has nearly 300 water connections and almost 100 sewer connections. As a Public Utility District, Bridgeport PUD is authorized to provide additional services including lighting, power, heat, transportation, telephone service and other methods of communication, garbage disposal, golf courses, fire protection, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements.

Chalfant Valley Fire Department/Community Services District. Structural fire protection is provided to valley residents from the district's fire station in Chalfant. The station is manned by about 15 volunteer firefighters, with less than five of them being able to respond midday. There are currently about 10 fire hydrants within the district. The district estimates that 20% of the district is accessible within five minutes, 20% is accessible within 10 minutes, an additional 40% within 15 minutes and the last 20% within 20 or more minutes. The average response time to an emergency within the district is approximately 10 minutes. The district also responds to calls from the Hammil Valley which is outside its boundaries. The district provides emergency medical response with just a few of the volunteer firefighters qualified as EMTs/paramedic. About 10 of the volunteers are trained as First Responders. The district operates an ambulance that provides Basic Life Support (BLS) services. There are no Advanced Life Support (ALS) services in the Tri-Valley; the nearest ALS services are in Bishop, 15-20 minutes away. Mono County currently provides an ambulance and fuel for the district's use, under a Memorandum of Understanding (MOU). Under a separate MOU, the County subsidizes BLS response times and services in the Tri-Valley by providing financial support for emergency medical calls in the area. The funds received from the County for calls in which district personnel provide BLS services and/or transportation may be used by the district as compensation for the volunteers who provided the services as an incentive to retain, train, and recruit volunteers with emergency medical skills and certification. The district also reviews development proposals and building permits and tests fire hydrants. As a Community Services District, BCSD is authorized to provide a wide array of services, including water treatment and distribution, fire protection, mosquito abatement services, parks and recreational services, sewage collection and disposal, snow removal/road maintenance, street lighting, police protection, and library services.

County Service Area #1 (CSA #1). CSA #1 extends from the Geothermal Plant on the north to the communities of Sunny Slopes and Tom's Place on the south. CSA #1 provides low power television transmission to antennae users within district boundaries, and assisted in establishing the Crowley Lake community garden. The district also financed the construction of the Crowley Lake Community Center and has budgeted for landscaping for the center. As a County Service Area, the district is also authorized to provide a wide array of services, including television service, police, fire protection, parks and recreation, library, water, sewer, animal control, pest and rodent control, street sweeping, street lighting, refuse collection, ambulance, geological hazard abatement, and other miscellaneous extended services.

County Service Area #2 (CSA #2). CSA #2 provides television services to communities in the Tri-Valley as well as search and rescue services (the district has two all-terrain vehicles with a trailer that are available for use during emergencies) and disaster supplies (the district provides a storage container in Benton that is used by the county Department of Social Services for disaster supplies). The district assists other agencies (such as the White Mountain FPD, Chalfant FPD, the Chalfant Community Center/Senior Center and the Benton Senior Center) with miscellaneous services. As a County

Service Area, the district is also authorized to provide a wide array of services including police and fire protection, parks and recreation, library, water, sewer, animal control, pest and rodent control, street sweeping, street lighting, refuse collection, ambulance, geological hazard abatement, and other miscellaneous extended services.

County Service Area #5 (CSA #5). CSA #5, in the Bridgeport Valley, was formed to provide low power television transmission to antennae users within the Bridgeport Valley, but its infrastructure has fallen into disrepair. Because the majority of residents within the district no longer use television service, the district is considering exercising some of their latent powers in order to provide services other than television. As a County Service Area, the district is also authorized to provide a wide array of services including police and fire protection, parks and recreation, library, water, sewer, animal control, pest and rodent control, street sweeping, street lighting, refuse collection, ambulance, geological hazard abatement, and other miscellaneous extended services.

Countywide Service Area (CSA, all of Mono County). Services are provided to specific areas of the county where Zones of Benefit (ZOB) have been established for that purpose. The following services are currently provided under the auspices of the CWCSA:

Zone of Benefit	Service Area	Service(s) Provided
Silver Lake Pines	Petersen Tract, June Lake	Road and drainage maintenance
ZOB "B"	Rimrock Ranch, Swall Meadows	Ground water monitoring
ZOB "C"	Rimrock Ranch, Swall Meadows	Road and drainage maintenance
TM37-50	Lakeridge Ranch, Crowley Lake	Road and drainage maintenance
JL Highlands	June Lake Highlands, June Lake	Road and drainage maintenance
TM37-49A	Rimrock Ranch, Swall Meadows	Road and drainage maintenance
TM37-48	Sierra Meadows, Crowley Lake	Road and drainage maintenance
PM34-57	Premier Properties, June Lake	Drainage maintenance
TM37-53	Osage Circle, Chalfant	Road and drainage maintenance

Services are generally provided by the county Road Department in each area. Some work is contracted out. As a County Service Area, the district is also authorized to provide a wide array of services, including television service, police, fire protection, parks and recreation, library, water, sewer, animal control, pest and rodent control, street sweeping, street lighting, refuse collection, ambulance, geological hazard abatement, and other miscellaneous extended services.

Hilton Creek Community Services District (HCCSD). HCCSD was established in 1963 to provide sewage collection and disposal for Crowley Lake (Hilton Creek). The community of Crowley Lake is part of a larger area known as Long Valley. As a Community Service District, the Hilton Creek CSD is also authorized to provide a variety of services including snow removal/road maintenance, mosquito abatement, water treatment and distribution, fire protection, parks and recreational services, street lighting, police protection, and library services.

June Lake Fire Protection District (June Lake FPD). The FPD serves a full time residential population and a substantial visitor population in the community of June Lake. It provides fire prevention/suppression and emergency medical response services, wildland firefighting, permit approvals and development proposal reviews, and hydrant testing and maintenance. Firefighters are trained for structural firefighting, medical services, wildland firefighting, hazardous materials, vehicle extrication, over the side rescue, ice rescue, and various other topics.

June Lake Public Utility District (June Lake PUD). June Lake PUD serves a full time residential population and a substantial visitor population in the community of June Lake. The residential population is approximately 400 people; the seasonal visitor population is approximately 2,500 people. The district provides water treatment and distribution, sewer collection and treatment, and mosquito abatement services. The district provides water services to June Lake Village, West Village, and Down Canyon areas within the district, as well as to areas outside the district (Pine Cliff, Oh! Ridge, and June Lake Junction). There are two separate water systems in the district: the Village System and the Down Canyon System. The district provides sewer services to June Lake Village, Down Canyon, and the USFS's Silver Lake Tract. Sewer service is provided on a contractual basis to USFS areas including Pine Cliff Resort, 'Oh! Ridge' campground, June Lake campground, Upper Reverse Creek and Lower Gull Lake campgrounds, Silver Lake campground, Grant Lake Marina and several parking facilities along June Lake Loop. In whole, the district currently has

about 665 water and sewer connections. In addition to water and sewer services, the district also provides mosquito abatement services throughout the June Lake Loop. As a Public Utility District, the district is authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, parks and recreation, building for public purposes, and drainage improvements.

Lee Vining Fire Protection District. The district serves a full time residential population and a substantial visitor population in the community of Lee Vining. It provides fire prevention/suppression and emergency medical response services, wildland firefighting, search and rescue, permit approvals and development proposal reviews, and hydrant testing and maintenance.

Lee Vining Public Utility District The district provides water and sewer services to the Lee Vining townsite. As a Public Utility District, the district is also authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements.

Mono City Fire Protection District. The district serves a full time residential population and a second home owner population in the community of Mono City. It provides fire prevention/suppression services, wildland firefighting, testing of active systems, and hydrant testing.

Long Valley Fire Protection District. The district serves a full time residential population in the Crowley Lake communities as well as business and industrial uses at the Geothermal Plant, Sierra Business Park, and travelers along Highway 395. It provides fire prevention/suppression and emergency medical response services, search and rescue, wildland firefighting, hazmat handling, technical rescue, hydrant testing, school safety programs, community education, permit approvals and development proposal reviews.

Mammoth Community Water District (MCWD). MCWD serves a full time residential population, business and industrial uses, and a large visitor population in the Town of Mammoth Lakes. The district provides water treatment and distribution, sewer collection and treatment, and fire hydrant maintenance. The district also provides water and sewer services to USFS facilities and some permittees in the Lakes Basin, to the Sierra Pack Station area, and to Sherwin Creek Campground. It also provides water service to Shady Rest Park and Mammoth Creek Park. The district currently has almost 10,000 water connections and 8,500 sewer connections. Connections are listed in "meter equivalency units", where one meter equivalency unit is equal to one single-family residence that utilizes a ¾" water meter. Future proposed connections include nearly 5,500 water connections and 9,400 sewer connections. As a county water district, the district is also authorized to provide electric power, drainage and reclamation of lands within the district, fire protection, and the construction and operation of recreational facilities on water, or land under its control. Under special legislation, within its district boundaries, MCWD is also authorized to operate a propane gas distribution service (Water Code §31013), and a geothermal heating service (§31013.5).

Mammoth Lakes Community Services District (Mammoth Lakes CSD). The Mammoth Lakes CSD was formed in 1982 to implement a road improvement project. The CSD currently provides road maintenance and snow removal in its service area. The district has no facilities and employs no personnel. The district contracts out for the following services: road repair, snow removal, accounting, and legal services.

Mammoth Lakes Fire Protection District. The district serves a full time residential population as well as business and industrial uses and a large visitor population in Mammoth Lakes throughout the year. The district provides fire prevention and suppression services, emergency medical response services, search and rescue, wildland firefighting, hazmat handling, technical rescue, fuel reduction programs, hydrant testing, school safety programs, community education, permit approvals and development proposal reviews.

Mammoth Lakes Mosquito Abatement District (MAD): MAD provides mosquito abatement services to the Old Mammoth area in Mammoth Lakes using the Best Practice Method (BPM) of Integrated Pest Management (IPM). The District currently has no staff and contracts with the Owens Valley Mosquito Abatement District for services.

Paradise Fire Protection District. The district serves a full time residential population in the community of Paradise as well as travelers along US 395. It provides fire prevention/suppression and emergency medical response services, HazMat response, wildland firefighting, technical rescue, permit approvals and development proposal reviews.

Wheeler Crest Community Service District. The district currently has about 50 water connections, in two separate water systems. The Hilltop Estates water system serves 14 lots in Hilltop Estates, all of which are developed. Water from an artesian well in the west end of Swall Meadows is gravity fed to a 7,500-gallon underground reservoir and from there to individual residences. The Lower Swall Meadows water system serves over 80 lots in the Pinon Ranch and Rimrock Ranch subdivisions, of which 35 lots are developed. The system includes two wells, a 100,000-gallon reservoir at the top of Pinon Ranch, a 120,000-gallon reservoir at the top of Rimrock Ranch, and a gravity-fed distribution system with 22 fire hydrants. The district does not serve any areas outside its boundaries but does donate water for the Wheeler Crest Fire Protection District's training exercises. The district is also authorized to provide a wide array of services, including water treatment and distribution, sewage collection and disposal, road maintenance, mosquito abatement, fire protection, parks and recreational services, street lighting, police protection, and library services.

Wheeler Crest Fire Protection District. The district serves a full time residential population in the community of Wheeler Crest. It provides fire prevention/suppression and emergency medical response services, wildland firefighting, limited technical rescue, permit approvals and development proposal reviews.

White Mountain Fire Protection District (Benton/Hammil). The district serves a full time residential population in the communities of Benton and Hammil Valley as well as travelers along State Route 6. It provides fire prevention/suppression and emergency medical response services, HazMat response, wildland firefighting, permit approvals and development proposal reviews.

4.13.5 OTHER UTILITIES¹

Electricity. Electricity in Mono County is supplied by two utility providers: Southern California Edison (SCE) and Liberty Utilities. In 2010, approximately 18,888,200 kilowatt hours (kWh) of electricity were consumed in unincorporated Mono County for residential use, and about 29,344,800 kWh were consumed for nonresidential uses (commercial, industrial, and agricultural operations), as well as street lighting and institutional buildings such as schools and community facilities. The SCE service area covers most of Mono County including the communities of Benton, Bridgeport, Chalfant, June Lake, Lee Vining, and Toms Place. In 2010, SCE provided approximately 83% of the electricity used in the unincorporated county. Beginning in 2011, Liberty Utilities assumed responsibility from Sierra Pacific Power Company to provide electricity service to the northern portion of Mono County, including the unincorporated communities of Coleville, Topaz, and Walker. In 2010, Liberty Utilities provided approximately 17% of the electricity used in the unincorporated county. Residents have recently expressed interest in improving the system of utility poles and lines countywide as a means of reducing wildfire hazards.

Heating Fuels. Wood and propane are the primary heating fuels in Mono County, with small amounts of other sources, such as kerosene. There is no network of natural gas pipelines serving this region. Approximately 4.6 million gallons of propane were used in 2010. Propane is used in some residential (979,070 gallons) and nonresidential buildings (3.63 million gallons). Wood is the other source of heating fuel emissions. Approximately 9,930 tons of wood were used to heat residential buildings in 2010. Mono County government buildings and facilities relied mostly on propane, with limited diesel use for backup generators.

4.13.6 COMMUNICATIONS.²

Mono County has until recently experienced poor quality broadband access due to its remote location and dispersed population. Capacity issues were resolved in 2013-14 through completion of a fiber optic cable ('Digital 395') linking

¹ Information in this section was drawn from the *Mono County Resource Efficiency Plan, Baseline Greenhouse Gas Emissions Inventory Report*, 18 September 2014, prepared by PMC.

² Mono County LTC Agenda Packet, Draft Communications Policy, 2-9-15.

southern California to northern Nevada via the US 395 corridor. The County is now exploring ways to expand the speed, reliability, cost and accessibility of broadband service, and participating in local, regional, statewide, and federal efforts to improve the utilization of broadband and communications technologies (including cellular service). Mono County has developed a *Draft Communications Policy* that is part of the current *RTP/General Plan Update* and sets forth goals, objectives and actions to achieve the broad purposes noted above.

4.13.7 SOLID WASTE SERVICES³

Description of Solid Waste Services. Solid waste services in Mono County include disposal facilities (landfills) and non-disposal facilities (transfer stations). Three active landfills accept disposal of solid waste in Mono County. Two landfills (Pumice Valley and Walker) currently accept only inert commercial and demolition (C&D) waste for burial, and transfer all municipal solid waste off-site for disposal. The regional Benton Crossing Landfill is the County's sole municipal solid waste disposal landfill. This facility received wastes from the general public, from the outlying Transfer Stations, and from commercial collection routes in the county. The facility also performs non-disposal functions including the processing and diversion of clean wood waste, as well as the processing and sorting of certain C&D waste (crushing of C&D aggregate material and sorting of mixed C&D to reduce the amount of metal and clean wood in the mixed loads). Benton Crossing Landfill also provides sludge management and diversion services for biosolid wastes originating primarily from Mammoth Community Water District in the Town of Mammoth Lakes. Some solid wastes originating in the northern part of the county are taken to Lockwood Regional Landfill in Sparks, Nevada, when such transfer presents logistical benefits. Table 4.13-2 summarizes permit information for existing landfills.

TABLE 4.13-2: EXISTING MONO COUNTY LANDFILLS					
Name	Permit Number	Permit Owner	Facility Operator	Operational Status	Permit Date
Benton	26-AA-0006	Mono County	Mono County	Post-Closure	6/17/13
Benton Crossing	26-AA-0004	LADWP	Mono County	Active	3/8/13
Bridgeport	26-AA-0002	Mono County	Mono County	Post-Closure	6/17/13
Chalfant	26-AA-0005	Mono County	Mono County	Post-Closure	6/17/13
Pumice	26-AA-0003	LADWP	Mono County	Active C&D	7/14/78
Walker	26-AA-0001	Mono County	Mono County	Active C&D	5/22/07

The County maintains 6 low volume Transfer Stations in communities throughout the county, all of which are operated under contract (currently by D&S Waste of Yerington, NV). The facilities accept municipal solid waste for transfer to a disposal site, and also accept materials for recycling including glass, aluminum, plastic, batteries, oils and paint (BOP), metal and wood wastes. At all facilities except Paradise, wood waste is processed on site by County personnel, and beneficially re-used for ADC post-closure maintenance. Chipped wood waste is also offered to the general public for personal use. The percentage of diverted waste received at the Transfer Stations averages approximately 30%.

Recyclable material from the transfer stations is transported to a variety of other facilities for future processing. In some cases, materials are consolidated at Benton Crossing Landfill where they await on-site processing and/or pickup (metal, BOP). Aluminum, glass and plastic are hauled to other recycling centers where they are processed and eventually transported to market.

Outside the County's jurisdiction but playing a significant role in the overall system is the Transfer Station and Recycling Center located in the Town of Mammoth Lakes. This facility is owned and operated by Mammoth Disposal, and currently accepts municipal solid waste for transfer to Benton Crossing Landfill, as well as BOP, metal, and other recyclable materials for transport to market.

Two commercial haulers provide residential and commercial waste collection services in the unincorporated areas of Mono County (Mammoth Disposal based in Mammoth Lakes, and D&S Waste based in Yerington, NV). Mammoth

³ Mono County, *Final Draft Non-Disposal Facility Element of the Mono County Integrated Waste Management Plan*, August 2014.

Disposal (a subsidiary of Waste Connections, Inc.) is also the franchise hauler and service provider for the Town of Mammoth Lakes' mandated residential and commercial service. Curbside recycling services are offered throughout the Town and in some parts of the county by Sierra Conservation Project. Other businesses such as Shred-Pro (mixed paper shredding service) and Mammoth Rock-n-Dirt (aggregate crushing) contribute to the recycling services available in the Town of Mammoth Lakes. Self-hauling of waste and recyclable materials is available to all residents of Mono County, with eight Transfer Stations and landfills located near population centers.

Solid Waste Task Force. The Mono County Local Solid Waste Task Force (LTF) was originally established by the county Board of Supervisors and ratified by the Town of Mammoth Lakes in 1990 in keeping with the requirements of PRC §40950. Following a period of inactivity, the LTF was reorganized and reauthorized by the County and Town in 1999, with responsibility for developing the 2000 Comprehensive Integrated Waste Management Plan (CIWMP), which has guided the County's solid waste system until the present time.

Task Force membership was modified in May 2004 to replace inactive participants, and again in 2006 with the emergence of new stakeholders and agency staff. The CIWMP was formally updated in 2012 to address new and emerging infrastructure and diversion programs as well as the upcoming closure of the regional Benton Crossing Landfill; new bylaws and membership were also approved during 2012. The LTF plays a central role in waste management, with responsibility for the following duties:

- Provide guidance to jurisdictions responsible for Source Reduction and Recycling Element (SRRE), Household Hazardous Waste Element (HHWE) and Non-Disposal Facility Element (NDFE) preparation, including review of goals, policies, and procedures to meet the solid waste management needs of the County and State laws.
- Provide technical guidance and assistance to jurisdictions implementing and updating the SRRE, HHWE, NDFE.
- Identify solid waste management issues of countywide or regional concern.
- Determine the need for solid waste collection and transfer systems, processing facilities, and marketing strategies that can serve more than one local jurisdiction within the region.
- Facilitate the development of multijurisdictional arrangements for the marketing of recyclable materials.
- To the extent possible, facilitate resolution of conflicts and inconsistencies between or among city and county source reduction and recycling elements.
- Develop goals, policies, and procedures (per CalRecycle guidelines and regulations) to guide the development of the siting element of the countywide integrated waste management plan.

4.13.4 REGULATORY SETTING

4.13.4.1 Federal Regulations

Americans with Disabilities Act (ADA). The 1990 ADA (42 US Code [USC] 12181) prohibits discrimination on the basis of disability in public accommodation and state and local government services. Under the ADA, the Architectural and Transportation Barriers Compliance Board issues guidelines to ensure that public facilities, public sidewalks, and street crossings are accessible to individuals with disabilities. Typical ADA improvements include creating parking spaces for handicap use, restroom modifications, door hardware requirements, and lighting upgrades. Play areas, meeting rooms, park restrooms, and other public buildings and park structures must comply with ADA requirements. Park facilities under the proposed project would be required to be ADA compliant.

4.13.4.2 State Regulations

California Occupational Safety and Health Administration (Cal/OSHA). In accordance with CCR Title 8 §1270 "Fire Prevention" and §6773 "Fire Protection and Fire Equipment," Cal/OSHA has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling

of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all fire-fighting and emergency medical equipment.

California Health and Safety Code. State fire regulations are set forth in §13000 et seq. of the California Health and Safety Code. This includes regulations for building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Department of Education (CDE). The CDE School Facilities Planning Division (SFPD) School Site Selection and Approval Guide provides criteria for locating appropriate school sites. School site and size recommendations were modified by the CDE in 2000 to reflect changes in educational conditions (such as lower class sizes and use of advanced technology) and to address concerns over growing use of school buildings and grounds for joint use purposes of the community and local agencies. Specific recommendations for school size are provided in the School Site Analysis and Development Guide, including a recommended ratio of 1:2 between buildings and land (while acknowledging that this may be infeasible in some urban settings). Other factors weighed in site selection include proximity to certain land uses (airports, high-voltage power transmission lines, railroads, and major roadways), the presence of toxic and hazardous substances and hazardous facilities and hazardous air emissions, proximity to certain storage and conveyance facilities (high-pressure natural gas lines, propane storage facilities, gasoline lines, pressurized sewer lines, or high-pressure water pipelines), noise levels, results of geological studies or soil analyses; and traffic and school bus safety issues.

Kindergarten-University Public Education Facilities Bond Act of 2002 (Prop 47). Approved by California voters in November 2002, this act provided a bond issue of \$13.05 billion to fund education facilities to relieve overcrowding and repair older schools. Funds were targeted at areas of greatest need and could also be used to upgrade and build new classrooms in the California Community Colleges, the California State University, and the University of California to growing student enrollment.

Leroy F. Greene School Facilities Act of 1998 (SB 50). In combination with the \$9.2 billion education bond act approved by the voters in 1998 (Prop 1A), this act reformed methods for the financing of school construction in California. The act included a new school facility program by which school districts can apply for state construction and modernization funds, imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of development approval, and provided authority for districts to levy fees at three different levels based on specific factors such as the number of students on year-round schedules, debt levels, use of temporary classrooms, degree of public investment in local bond efforts, available state funding, and other considerations.

California Integrated Waste Management Act (CIWMA) of 1989. Effective January 1990, the CIWMA required cities and counties to divert 25% of all solid waste from landfill facilities by January 1, 1995, and 50% by January 1, 2000. Each city is required to develop solid waste plans demonstrating integration of the CIWMA requirements, including (in order of priority) source reduction, recycling and composting, and environmentally safe transformation and land disposal.

California Public Utilities Commission (CPUC) Decision 95-08-038. CPUC Decision 95-08-038 contains rules for the planning and construction of new transmission facilities, distribution facilities, and substations. The decision requires permits for the construction of certain power line facilities or substations if voltages would exceed 50 kilovolts (kV) or if the substation would require the acquisition of land. Distribution lines and substations with voltages less than 50 kV are not required to comply with this decision but remain subject to nondiscretionary local permits. CEQA compliance is required for construction of facilities constructed in accordance with the decision.

California Department of Education. The California Education Code contains various provisions governing the siting, design, and construction of new public schools (§§17211, 17212, and 17212.5). In addition, to help focus and manage the site selection process, the California Department of Education's (CDE's) School Facilities and Planning Division has developed screening and ranking procedures based on criteria commonly affecting school selection. The foremost consideration in the selection of school sites is safety; thus, in selecting a school site, school districts consider such factors as proximity to airports, proximity to high-voltage power transmission lines, presence of toxic and hazardous substances, hazardous air emissions, and facilities within one-quarter mile, and proximity to railroads.

California Department of Health Services (DHS). DHS regulates recycled wastewater under CCR Title 22, Division 4. The regulations focus on protection of public health associated with recycled water use. Title 22 regulations establish acceptable levels of constituents in recycled water for a range of uses, and stipulate means for ensuring reliability in the production of recycled water. CDPH has jurisdiction over the distribution of recycled wastewater and the enforcement of Title 22 regulations, while the RWQCB is responsible for issuing waste discharge requirements (including discharge prohibitions, monitoring, and reporting programs). RWQCB also oversees re-use requirements associated with the implementation of wastewater reclamation projects. CCR Title 17, Division 1 establishes requirements for protection of potable water systems where there is a potential for cross-contamination with recycled water. In Mono County, only MCWD engages in water reclamation and reuse activities subject to these requirements.

California Energy Commission (CEC) SB 1037 & AB 2021. Signed into law in September 2005, SB 1037 mandates that all publicly-owned utilities (POUs) must report to the CEC on cost-effective and feasible energy efficiency programs. AB 2021 was chaptered in 2006 and built upon SB 1037, further requiring POUs to develop energy efficiency targets on a triennial basis. The CEC is authorized to set targets for all municipal utilities. (Note that POUs do not report to the California Public Utilities Commission, which oversees investor-owned utilities.)

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000T (AB2838).⁴ AB2838 established the requirement for LAFCOs to conduct reviews of local municipal services as a means of promoting orderly growth and development, preserving open space and agricultural land resources, and working to provide high quality, cost effective public services to California residents. MSRs include, for each service reviewed, LAFCO's determinations concerning: Infrastructure needs or deficiencies; Growth and population projections for the affected area; Financing constraints and opportunities; Cost avoidance opportunities; Opportunities for rate restructuring; Opportunities for shared facilities; Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers; Evaluation of management efficiencies; and Local accountability and governance.

4.13.4.3 Regional and Local Regulations

Numerous local and regional regulations are in place to ensure that services and utilities are delivered in a manner that protects consumer and worker safety, ensures adequate environmental safeguards, establish standards of adequacy, describe compliance requirements and enforcement mechanisms, set forth operating principles and reporting requirements and achieve other purposes. Plans and regulations reviewed in this EIR section include the Integrated Waste Management Plan, the Emergency Operations Plan, the Communications Policy, governance of special districts and educational and police services, and energy and resource efficiency and conservation.

4.13.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offer the following criteria for determining the significance of impacts to public services and utilities.⁵ A project would have a potentially significant impact if it would:

- a) **Create a need for new or modified governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**
 - Police protection
 - Schools
 - Other public facilities , services and utilities
- b) **Result in a wasteful, inefficient, and/or unnecessary consumption of energy.**
- c) **Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and fail to comply with federal, state, and local statutes and regulations related to solid waste.**

4.13.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

⁴ California OPR, *Final Local Agency Formation Commission Municipal Service Review Guidelines*, August 2003

⁵ EIR §4.8, Hydrology, discusses baseline conditions and potential impacts on water supplies & wastewater treatment requirements.

IMPACT 4.13(a): Would implementation of the proposed RTP/General Plan Update create a need for new or modified governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including (a) Police Protection? (b) School Services? (c) Other Public Services and Utilities

POTENTIALLY SIGNIFICANT IMPACT. The proposed General Plan *Land Use Element* would, if approved and implemented, yield maximum buildout housing and population levels much higher than were present as of the 2010 Census but roughly equivalent to the levels that would be allowed with the existing 2001 General Plan (please see EIR §4.1-Land Use, and §4.12-Population for further discussion). As with the existing 2001 *General Plan Land Use Element*, policies underlying allowed development levels throughout Mono County are designed to focus future growth in and adjacent to existing communities

POLICE, SCHOOL AND SOCIAL SERVICES. The relatively unchanged build-out population and strengthened emphasis on compact growth patterns will moderate future demands on and need for police protection, school enrollment capacity, and utility services relative to what would occur under the current adopted *General Plan*. Impacts on future school enrollment would, absent other factors, be largely unchanged from the levels shown in 2001. However, changing demographics may contribute to a reduced rate of growth in the student population. As shown in Table 4.13-3, the Department of Finance forecasts that median age in Mono County will increase dramatically over the coming decades, rising from 36.8 years in 2010 to 48.8 years in 2050; for female residents, the median is expected to increase from 37.4 years in 2010 to 51.2 years in 2050.

TABLE 4.13-3: Mono County Median Age Forecasts 2010-2050 (in years)⁶

YEAR	TOTAL MEDIAN	FEMALE MEDIAN	MALE MEDIAN
	AGE	AGE	AGE
2010	36.8	37.4	36.4
2025	42.3	43.4	41.4
2035	47.4	48.7	46.1
2050	48.8	51.2	46.6

Future demands for police services are expected to follow a similar pattern, with potential reductions linked to the rising median age. The inverse relationship between aging and criminal activity is well documented, and recent data suggest a long-term trend toward younger age-crime distributions. Currently, the group with the highest age-specific arrest rate is younger than 25 for all crimes reported by the FBI except gambling; even the median age is younger than 30 for most crimes.⁷

In contrast, future impacts on social services may increase at a disproportionately higher rate than General Plan growth due to demographic trends. The Centers for Disease Control (CDC) has documented an epidemiological transition in the leading causes of death, from infectious disease and acute illness to chronic disease and degenerative illness.⁸ This transition, coupled with the rising number of older persons, is expected to have significant consequences for public health. The CDC recommends that public health agencies and community organizations prepare for these changes by expanding their traditional scope from infectious diseases and maternal/child health to include health promotion in older adults, prevention of disability, maintenance of capacity in those with frailties and disabilities, and enhancement

⁶ Calif. Department of Finance, Report P-3: Population Projections by Race/Ethnicity, Detailed Age, and Gender, 2010-2060, <http://www.dof.ca.gov/research/demographic/reports/projections/P-3/>.

⁷ J. Ulmer, D. Steffensmeier, Pennsylvania State University, *The Age and Crime Relationship, Social Variation, Social Explanations*, Sage Publications (undated). Obtained at http://www.sagepub.com/upm-data/60294_Chapter_23.pdf.

⁸ Centers for Disease Control, Public Health and Aging: Trends in Aging --- United States and Worldwide February 14, 2003 <http://www.cdc.gov/mmwr/preview/mmwrhtml/mm5206a2.htm>.

of quality of life. Given the fact that disease-risk behaviors often begin early in life, the CDC recommends that public health systems support life-long healthy behaviors, with tools to monitor health outcomes.

The changes noted above have significant implications for the financing of police, school and social services, and will also impact the manner in which these services are delivered in Mono County (and elsewhere). However, these changes are not due to impacts caused by the *Draft RTP/General Plan* or related planning initiatives; the impacts are instead tied to large-scale demographic trends. The impacts of *RTP/General Plan* approval on education, policing, and social services are considered to be less than significant.

SPECIAL DISTRICTS. The Mono County Local Agency Formation Commission (LAFCO) prepares and updates municipal service reviews (MSRs) generally on a five year schedule. The reviews (prepared between October 2008 and October 2009) examine all special districts in Mono County and include an assessment of infrastructure needs and deficiencies, growth and population projections, financing constraints and cost avoidance opportunities and opportunities for rate restructuring, opportunities for sharing of facilities, government structure options (including consolidation or reorganization of services), evaluation of management efficiencies, and local accountability and governance. To date, the Mono County LAFCO has prepared 27 Municipal Service Reviews and Sphere of Influence recommendations for districts in Mono County. The reviews were all prepared between October 2008 and October 2009, and include reviews for Antelope Valley Fire Protection District, Antelope Valley Water District, Birchim Community Services District, Bridgeport Fire Protection District, Bridgeport Public Utility District, Chalfant Valley Fire/Community Services District, County Service Areas #1, #2 and #5, countywide County Service Area, Hilton Creek Community Services District, June Lake Fire Protection District, June Lake Public Utility District, Lee Vining Fire Protection District, Lee Vining Public Utility District, Long Valley Fire Protection District, Mammoth Community Water District, Mammoth Lakes Fire Protection District, Mammoth Lakes Mosquito Abatement District, the Town of Mammoth Lakes, Mono City Fire Protection District, Paradise Fire Protection District, Southern Mono Healthcare District, Wheeler Crest Community Services District, Wheeler Crest Fire Protection District, and White Mountain Fire Protection District.⁹

As a whole, the MSRs acknowledge that regional service districts may in the future provide more efficient service than do the existing small districts, but do not recommend changes in the existing service districts. There are two exceptions, however, as noted below:

1. **County Service Areas (CSAs):** Mono County currently has four CSAs: CSA #1 provides TV service and community improvements in Long Valley; CSA #2 provides TV service in the Tri-Valley; CSA #5 provides TV service and community improvements in Bridgeport; and the countywide CSA serves as an administrative and funding entity to facilitate provision of various services to zones of benefit established throughout the county. LAFCO has recommended that CSAs #1, #2 and #5 should ultimately dissolve, and their service functions and advisory boards should become a Zone of Benefit ('ZOB') in the countywide County Service Area (CWCSA). The ZOB would function in the same manner as the former CSA functioned. The same reorganization recommendation is included in the MSR for CSA #2 and CSA #5.
2. **Southern Mono Healthcare District:** The MSR notes that although the District's existing Sphere of Influence is the same the district's current boundaries, its actual service area extends beyond those boundaries to include a clinic in Bridgeport and clients throughout Mono County and into Inyo County. Based on this, LAFCO recommends that the Sphere of Influence be expanded to include lands from the Bridgeport Valley south to the Inyo County line, including areas in Wheeler Crest and Paradise that are currently excluded. The MSR also includes recommends consideration of a future reorganization wherein the Southern Mono Healthcare District, Northern Inyo Hospital District, and any other affected agencies, would reorganize to provide a regional healthcare system for the Eastern Sierra.

Table 4.13-5 summarizes key concerns as identified by LAFCO for Mono County special districts.

⁹ Mono County LAFCO website (<http://www.monocounty.ca.gov/lafco>).

TABLE 4.13-4: Overview of Concerns noted in LAFCO MSR Reviews of Special Districts in Mono County¹⁰	
Criteria	Key Points raised in MSR
ANTELOPE VALLEY FPD	
Infrastructure Needs & Deficiencies	The uncertain availability of a long-term reliable water supply directly impacts the district’s ability to provide fire suppression services. Capacity to serve new development will be contingent on development of long-term dedicated water sources. Infrastructure renovation, replacement & development will be needed to maintain quality of service
Growth Projections	Significant growth is projected in the 2001 General Plan, primarily in and near existing developments; growth will increase demand for fire & emergency services.
Financing	AVFPD should consider raising its fire mitigation fee which (at \$0.30sf of new development) is the lowest in the county.
Efficiencies	The ISO rating of 6 (areas within 1,000’ of a water hydrant) and nine (areas beyond that distance) indicate that AVFPD may not have the resources/personnel to serve long-term needs.
ANTELOPE VALLEY WATER DISTRICT (inactive district)	
BIRCHIM COMMUNITY SERVICES DISTRICT (no significant service recommendations)	
BRIDGEPORT FPD	
Infrastructure Needs and Deficiencies	Infrastructure renovation, replacement and development will be needed to maintain quality of service
Financing	The adequacy of funding sources has steadily declined as costs have risen; it has become increasingly difficult to maintain service levels. Existing fire mitigation fees are above the county average.
Efficiencies	The ISO rating of 6 indicates that BFPD may not have the resources/personnel to serve long-term needs. The district has no long-range plan to address demands of future growth, although significant growth is allowed in the 2001 General Plan.
BRIDGEPORT PUD	
Infrastructure Needs and Deficiencies	The replacement and purchase of additional equipment may be needed to maintain quality of service.
Financing	The adequacy of funding sources has steadily declined as costs have risen; there is a need to ensure that assessments are kept current.
Efficiencies	Although substantial growth would be allowed by the 2001 General Plan, the PUD has no long-term planning documents that address how to maintain current service levels and minimal information on equipment and facility needs for the future.
Sphere of Influence (SOI)	The SOI encompasses some private lands planned for development that are more than 1 mile from the nearest water or sewer line and may be cost prohibitive to connect to the system.
CHALFANT VALLEY FIRE DEPARTMENT	
Infrastructure Needs and Deficiencies	The uncertain availability of a long-term reliable water supply directly impacts the district’s ability to provide fire suppression services. Capacity to serve new development will be contingent on development of long-term dedicated water Infrastructure renovation, replacement and development will be needed to maintain quality of service. The FD needs a long-term solution to the lack of sufficient volunteer personnel.
Growth Projections	Significant growth is projected in the 2001 General Plan, primarily in and near existing developments; growth will increase demand for fire & emergency services.

¹⁰ Note that this review does not include MCWD, Mammoth Lakes Fire District, Mammoth Lakes CSD and Mammoth Lakes Mosquito Abatement District, all of which are governed by the Town of Mammoth Lakes and/or in accordance with Town planning.

	Tri-Valley Area Plan policies require the County to allow additional residential subdivision only when adequate services (including fire protection) are available or planned.
Financing	The adequacy of funding sources (property taxes) has steadily declined as costs have risen; it has become increasingly difficult to maintain service levels.
	Existing fire mitigation fees are above the county average.
Resources	The Tri-Valley currently has no paramedic service.
Efficiencies	The district has no long-range plan to address demands of future growth, although significant growth is allowed in the 2001 General Plan. A budget with identified funding sources is needed.
	The ISO rating of 9 indicates that CVFD may not have the resources/personnel to serve long-term needs.
COUNTY SERVICE AREA #1	
Infrastructure Needs and Deficiencies	District equipment is located in remote locations that are nearly impossible to access in winter; months can pass without being able to repair problems and reactivate TV reception in the district if damage occurs during a winter storm.
Growth Projections	Significant growth is projected in the 2001 General Plan, primarily in and near existing developments; growth will increase demand for fire & emergency services; seasonal visitor populations can substantially increase demands for service.
Government Structure Options	CSA #1 boundaries encompass three other CSAs, creating district & administrative overlap; creation of a Zone of Benefit encompassing all CSAs may reduce overlap.
Efficiencies	CSA #1 has no long-term planning documents but is discussing a 10-year budget.
COUNTY SERVICE AREA #2	
Growth Projections	Significant growth is projected in the 2001 General Plan, primarily in and near existing developments; growth will increase demand for fire & emergency services; seasonal visitor populations can substantially increase demands for service.
Government Structure Options	CSA #2 boundaries encompass three other CSAs, creating district & administrative overlap; creation of a Zone of Benefit encompassing all CSAs may reduce overlap.
Efficiencies	CSA #2 has no long-term planning documents.
COUNTY SERVICE AREA #5	
Infrastructure Needs and Deficiencies	District equipment and service is obsolete.
Government Structure Options	CSA #2 boundaries encompass three other CSAs, creating district & administrative overlap; creation of a Zone of Benefit encompassing all CSAs may reduce overlap.
Efficiencies	CSA #2 has no long-term planning documents.
COUNTYWIDE SERVICE AREA #2	
Infrastructure Needs and Deficiencies	Countywide Service Area 2 has no facilities or equipment, but may acquire facilities and would at that time need to develop capital improvement plans.
Government Structure Options	Area 2 boundaries encompass three other CSAs, creating district & administrative overlap; creation of a Zone of Benefit encompassing all CSAs may reduce overlap.
HILTON CREEK CSD	
Infrastructure Needs and Deficiencies	The district needs to develop long-term planning documents to assess future infrastructure/service needs, identify projects and costs to meet those needs, and outline a financial plan to pay for future needs and service.
Growth Projections	Significant growth is projected in the 2001 General Plan for this area.
Financing & Cost Opportunities	The adequacy of funding sources has steadily declined as costs have risen; there is need to develop a Financial Strategic Plan.
	The District does not participate in JPAs as a means to reduce insurance costs.
	The District should seek grant funding.
Efficiencies	The District has no long-term planning documents or service projections; such plans are needed to maintain service levels & provide for the needs of future development.
JUNE LAKE FPD	

Growth Projections	Future growth, esp. at the Rodeo Grounds, will place added pressure for augmented services, replacement of aging equipment, and adequate volunteer personnel.
	Policies in the June Lake Area Plan require the County to allow additional residential subdivision only when adequate services (including fire protection) are available.
Financing & Cost Opportunities	It is becoming increasingly difficult to maintain existing service levels as costs rise; the district regularly seeks and receives grant funding.
	A variety of potentially useful benefit plans and cost avoidance measures are available to increase volunteers and reduce costs.
JUNE LAKE PUD	
Financing & Cost Opportunities	The adequacy of funding sources (property taxes) has steadily declined as costs have risen; there is need to ensure that property tax assessments are kept current.
LEE VINING FPD	
Infrastructure Needs and Deficiencies	Infrastructure renovation, replacement and development will be needed to maintain quality of service
Growth Projections	Future growth and aging of the population will place added demands on fire and emergency medical services.
Resources	Lee Vining FPD has no paramedic service.
Government Structure Options	Creation of a regional district (combining services in Mono City and Lee Vining) could create a more financial stable district with more a cohesive approach to long-term service requirements.
Efficiencies	The FPD has no long-term planning documents.
LEE VINING PUD	
Infrastructure Needs and Deficiencies	The district needs to develop long-term planning documents to assess future water infrastructure, supply, distribution and treatment needs.
Growth Projections	Significant growth is projected in the 2001 General Plan for this area.
Financing & Cost Opportunities	The adequacy of funding sources has steadily declined as costs have risen; there is need to develop a Financial Strategic Plan.
Government Structure Options	Creation of a regional district (combining services in Mono City and Lee Vining) could reduce costs and create a more financial stable district with more a cohesive approach to long-term service requirements.
Efficiencies	CSA #2 has no long-term planning documents.
LONG VALLEY FPD	
Growth Projections	Future growth and aging of the population will place added demands on fire and emergency medical services.
Financing & Cost Opportunities	The adequacy of funding sources has steadily declined as costs have risen; there is need to ensure that assessments are kept current.
MONO CITY FPD	
Infrastructure Needs and Deficiencies	The district needs to develop long-term plans to renovate/replace aging equipment, ensure adequate volunteer personnel, and address need for paved access.
Growth Projections	Future growth and aging of the population will place added demands on fire and emergency medical services.
Financing and Cost Opportunities	The adequacy of funding sources has steadily declined as costs have risen; it has become increasingly difficult to maintain service levels.
	Existing fire mitigation fees are below the county average.
Government Structure Options	Creation of a regional district (combining services in Mono City and Lee Vining) could create a more financial stable district with more a cohesive approach to long-term service requirements.
Efficiencies	The FPD has no long-term planning documents.
PARADISE FPD	
Infrastructure Needs and Deficiencies	The district needs to renovate/replace aging equipment, ensure adequate volunteer personnel, and address need for paved access.
Growth Projections	Future growth and aging of the population will place added demands on fire and emergency medical services without providing for commensurate revenue increases.

Resources	Paradise FPD has no paramedic service.
Efficiencies	The District needs to develop long-term planning documents to address budgeting, cost management and personnel requirements.
	The ISO rating of 8/9 indicates that PFPD may not have the resources/personnel to serve long-term needs.
Government Structure Options	Paradise FPD has expressed an interest in combining with other districts to form a Southern Mono FPD.
SOUTHERN MONO HEALTH CARE DISTRICT	
Infrastructure Needs and Deficiencies	The district indicates that recruitment and retention of health personnel is an ongoing major challenge.
Growth Projections	Town and county general plans allow for significant additional growth in the district.
Financing and Cost Opportunities	The district notes that some services are infeasible due to low population, and cost per patient is high due to low volume, and notes an opportunity to address these concerns through collaboration with Northern Inyo Hospital District.
	A significant percentage of admissions are from outside district boundaries, including Bishop, Chalfant, Wheeler Crest and elsewhere.
Government Structure Options	The district has identified an opportunity work with the Northern Inyo District to form a regional healthcare system for the eastern Sierra.
Wheeler Crest CSD – no special concerns noted	
WHEELER CREST FPD	
Infrastructure Needs and Deficiencies	District needs to renovate/replace aging equipment ensure adequate volunteer personnel.
	Emergency access to the area is a concern to residents
Growth Projections	Aging of the population will place added demands on fire and emergency medical services.
	Wheeler Crest Area Plan policies require the County to allow additional residential development only when adequate services (including fire protection) are available.
Financing & Cost Opportunities	It is becoming increasingly difficult to maintain existing service levels as costs rise; the district regularly seeks and receives grant funding.
Efficiencies	The FPD has no long-term planning documents.
	The ISO rating of 4/9 indicates that Wheeler Crest FPD may not have the resources/personnel to serve long-term needs.
Government Structure Options	Formation of a regional fire district in southern Mono Co. may reduce administrative costs, eliminate duplication of services, and create a more financially stable district.
WHITE MOUNTAIN FPD	
Infrastructure Needs and Deficiencies	The uncertain availability of a long-term reliable water supply directly impacts the district’s ability to provide fire suppression services. Capacity to serve new development will be contingent on development of long-term dedicated water sources.
	Infrastructure renovation, replacement, development will be needed to maintain service quality.
	The District needs a long-term solution to the lack of sufficient volunteer personnel.
Growth Projections	Significant growth projected in the 2001 General Plan (primarily in and near existing developments) will increase demand for fire & emergency services; seasonal visitor populations can substantially increase demands for service.
	Policies in the Tri-Valley Area Plan require the County to allow additional residential subdivision only when adequate services (including fire protection) are available or planned for development.
Financing & Cost Opportunities	The district should consider raising its fire mitigation fee, which is among the lowest in the county and annexing the withdrawn lands to which it provides services.
	It is becoming increasingly difficult to maintain existing service levels as costs rise; the district may want to consider coordinating with other districts to seek grants
Efficiencies	White Mountain FPD has no long-term planning documents and needs to develop a budget and funding sources that will allow for the development of contingency funds
	The ISO rating of 8 indicates that PFPD may not have the resources/personnel to serve long-term needs.

Government Structure Options	A regional Tri-Valley fire protection entity might best provide fire protection services for the area, reduce administrative costs, eliminate duplication of services in the Hammil Valley, and permit greater economies of scale.
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Information provided in Table 4.13-5 above indicates that several of the special districts throughout Mono County are struggling to meet existing demands, and may be unprepared to meet the additional demands associated with future growth. Issues of particular concern include:

- Fire districts with uncertain availability of reliable future water supplies (including Antelope Valley, Chalfant Valley and White Mountain FPDs), all of which are shown for significant future growth;
- Several Mono County communities are dealing with issues pertaining to water resources including June Lake (water supply), Bridgeport (water quality-arsenic), and Crowley Lake.
- Fire districts with low ISO ratings (including Antelope Valley, Bridgeport [the County notes that the BPFDO ISO has improved since the MSR was prepared], Chalfant Valley, Paradise, Wheeler Crest and White Mountain); the low ISO rating increases insurance costs for these districts, many of which already lack sufficient financial resources;
- Fire districts with an insufficient pool of volunteer personnel (noted for Chalfant Valley, June Lake, Mono City);
- The cited lack of adequate access in Wheeler Crest, CSA #1 and Mono City; and
- The absence of long-term planning documents for all but a few of the special districts.

Based on the MSR findings, LAFCO has suggested a number of sphere changes and reorganizations that would have potential to enhance service delivery, reduce administrative costs, eliminate duplication of services and/or provide greater financial resources and economies of scale. However, LAFCO’s recommendations are generally recommended only with the concurrence of the involved districts’ Boards of Directors.

Among the recommendations contained in the *General Plan Update* are policies requiring that adequate public services and infrastructure are or will be available, as a condition of approval, to serve development, and requiring development projects to fund the costs of needed service and infrastructure improvements. In whole, the proposed *RTP/General Plan* policies and actions will enable special districts to deliver services more efficiently, and there are no elements of the project proposal that would adversely affect the special districts. However, the recommended plans and policies and programs will not reduce to less than significant levels the potential service gaps identified by LAFCO, and the potential that future development may occur in areas that are not fully equipped to assure services for residents. Project impacts on governmental services are thus considered to be **potentially significant and adverse**.

**RTP/GENERAL PLAN MITIGATING POLICIES & ACTIONS MITIGATING
POTENTIAL IMPACTS ON PUBLIC SERVICES**

Please refer to Table 4.13-9 in EIR Appendix D.

IMPACT 4.13(b): Would implementation of the proposed RTP/General Plan Update result in Wasteful, Inefficient, and Unnecessary Consumption of Energy?

LESS THAN SIGNIFICANT IMPACT. The proposed *RTP/General Plan Update* and related planning initiatives are not expected to result in significant waste, inefficient use or unnecessary consumption of energy supplies either during construction phases or through the operational life of the planning documents.

During construction, future projects would consume fuel energy supplies used by a wide range of equipment and construction vehicles. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during a) the clearing of project sites, b) grading and paving, c) collection and hauling of biomass resources, d) construction and periodic maintenance of trails, buildings, roads and parking facilities, e) closure of the Benton Regional landfill and preparation of one or more replacement and transfer sites for accepting wastes, f) numerous ancillary

features, and g) many other activities that are planned or contemplated over the life of the *RTP/General Plan Update* project and related planning activities. Fuel energy consumed during each construction phase would be temporary in nature, but construction activities and associated fuel consumption would occur throughout the lifetime of the *RTP/General Plan Update* and related planning initiatives. Strengthened requirements for equipment maintenance would result in fuel savings. Given the high cost of fuel, project sponsors and contractors have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction. In consideration of these factors, it is not anticipated that the construction of future projects consistent with the *RTP/General Plan Update* and related planning initiatives would result in wasteful, inefficient, and unnecessary consumption of energy. This impact would be less than significant.

The operational phase of future activities conducted under the *RTP/General Plan Update* and related planning initiatives would consume energy for multiple purposes including, but not limited to, the occupancy and use of homes and lodging facilities, recreational features, businesses, transportation improvement projects, waste collection and disposal and recycling facilities, water collection and storage and treatment (and possibly future recycling) facilities, biomass utilization, ongoing agricultural and small-scale farming activities, and aviation and vehicle fuels consumed by airlines and motorists traveling to, from and within Mono County (all of which are forecast to increase).

To assess future impacts on utilities, the County has developed detailed demand forecasts over the build-out horizon in conjunction with the *Draft Resource Efficiency Plan*.¹¹ Table 4.13-5 summarizes forecast demands for facilities, lighting, the public vehicle fleet, solid waste and employee travel as well as demands for residential energy, nonresidential energy, private transportation, water and wastewater, agriculture and landfills. The forecasts are based on a resident population increase from 5,880 (2005) to 7,130 (2035 – a 19% increase over 2005), an effective population (including tourism) increase from 9,960 to 13,160, a household increase from 2,400 to 3,840, and an increase in annual vehicle miles travelled (VMT) from 3,190 to 3,840 (all figures rounded to the nearest 100). As shown in Table 4.13-5, future land uses consistent with the *RTP/General Plan Update* and related planning initiatives would result in an estimated increase of up to 9.22 million kilowatt hours of electricity, 831,500 gallons of propane, and fuel to support 5.52 million vehicle miles traveled in addition to existing demand.

TABLE 4.13-5: SERVICE AND UTILITY DEMAND FORECASTS, 2010 to 2035

SECTOR	Unit	2010	2020	2035	% Change 2005-2035
Residential Energy - electricity	kWh	18,888,200	19,925,200	22,443,600	+18.8%
- propane use	Gallons	979,100	1,032,800	1,163,400	+18.8%
- wood use	Tons	9,900	10,500	11,800	+18.8%
Nonresidential Energy - electricity	kWh	29,344,800	30,684,600	34,572,746	+17.8%
- propane use	Gallons	3,632,900	3,798,700	4,280,100	+17.8%
Transportation (passenger vehicles)	VMT	57,039,000	59,531,900	62,559,000	+9.7%
Solid Waste	Tons	6,400	6,700	7,500	+17.8%
Water/Wastewater					
- water-related energy use	kWh	2,292,200	2,396,900	2,700,600	+17.8%
- wastewater-related energy use	kWh	166,400	174,000	196,000	+17.8%
- wastewater treatment processing	Connections	1,200	1,200	1,400	+17.8%
- septic tanks	# tanks	2,200	2,300	2,600	+17.8%
Agriculture - domestic animal production	Heads	59,800	59,800	59,800	0%
- crop fertilization	Acres	16,200	16,200	16,200	0%
Landfills	Waste Tons	628,400	898,900	990,600	+57.6%

¹¹ Mono County, *GHG 2035 Emissions Estimates by Sector*, prepared by PMC. 2014.

The estimates shown in Table 4.13-4 reflect an anticipated 18-19% increase in demand for most services and utilities between 2010 and 2035, which is equivalent to anticipated population growth during the same period. The exceptions include agriculture (anticipated to remain at current levels through the forecast period), on-road vehicle miles travels (anticipated to increase by 9.7% over the 20-year forecast horizon), and landfill wastes (anticipated to more than double by 2035).

The increases shown above reflect efficiencies that will result from implementation of proposed *RTP/General Plan* policies and planning initiatives. All future development would be required to comply with current California Green Building Standards Code Title 24, Part 11 (Cal Green) energy performance standards as well as policies and actions contained in the *Mono County General Plan* and the *Resources Efficiency Plan* to address energy conservation. Moreover, policies contained in the *RTP/General Plan Update* and related planning initiatives would have a significant and lasting positive effect on energy efficiency in the planning area by incrementally modifying and adding land uses that are more energy, water and waste efficient (which would all reduce energy consumption), establishing a more connected and pedestrian/bicycle-friendly community to reduce transportation energy consumption, and replacing or removing over time many existing uses that are associated with wasteful, inefficient and/or unnecessary consumption of energy supplies. Of particular relevance are *Land Use Element* plans and policies that lower build-out development levels and concentrate future growth in existing communities; *RTP* policies that focus on expanded interregional and multi-modal circulation; *Conservation and Open Space Element* policies that place much greater emphasis on conservation of groundwater and surface water resources; proposed use of local forest biomass to generate power; *Resource Efficiency Plan* policies to achieve zero net energy use; and a capital improvement plan that includes a substantial investment in the replacement of the County's vehicle fleet with clean-air compliance vehicles.

Implementation of the proposed *RTP/General Plan Update* and planning initiatives would result in the consumption of energy, but such consumption would not be expected to be wasteful or inefficient. Moreover, and as noted in other EIR sections, the proposed *General Plan Land Use Element* envisions growth rates lower than the existing *Land Use Element*. Thus, despite the overall increase in demand for energy, the goals, objectives, policies, and actions outlined in Table 4.13-5 will emphasize energy efficient design of future land uses and communitywide energy efficiency, thereby minimizing wasteful, inefficient energy consumption. Therefore, this impact would be ***less than significant***.

**RTP/GENERAL PLAN RECOMMENDATIONS, POLICIES & ACTIONS MITIGATING
POTENTIAL IMPACTS ON OF ENERGY SUPPLIES**

Please refer to Table 4.13-9 in EIR Appendix D.

<p>IMPACT 4.8(c): Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and fail to comply with federal, state, and local statutes and regulations related to solid waste?</p>
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LESS THAN SIGNIFICANT IMPACT. As part of the current *Draft RTP/General Plan Update*, the County has integrated its Hazardous Waste Management Element into the more comprehensive Integrated Waste Management Plan (IWMP). The IWMP includes a *Household Hazardous Waste Element (HHWE)* to ensure the safe collection, recycling, treatment, and disposal of hazardous wastes that are generated by households, a *Countywide Siting Element (CSE)* that monitors landfill capacity, ensures that capacity does not fall below 15 years and sets guidelines for the siting of new disposal facilities, and a *Non-Disposal Facility Element (NDFE)* that is used with the Siting Element to establish or expand non-disposal solid waste facilities such as transfer stations and recycling centers. The IWMP incorporates improvements in recycling & waste reduction, and reviews option for waste disposal after the closure of the Regional Benton Crossing Landfill. There is a fourth IRMP Element, the *Source Reduction and Recycling Element* (designed to reduce waste loads), that is updated annually and is not part of the current *RTP/General Plan Update* project.

The comprehensive update has three primary objectives: to incorporate state-of-the-art improvements in recycling & waste reduction, to review options for waste disposal after the closure of the Regional Benton Crossing Landfill, and to ensure that waste planning is coordinated with biomass utilization to the extent feasible. Potential impacts associated with individual program components are evaluated below.

Household Hazardous Waste Element. The HHWE notes that as of 1992, Mono County households (including the Town) generated 116,000 pounds of waste in whole, as detailed in Table 4.13-7.

TABLE 4.13-6: MONO COUNTY HOUSEHOLD WASTE GENERATION, 1992	
MATERIALS	POUNDS GENERATED
Waste Oil	14,000
Solvents	10,000
Pesticides	10,000
Dyes & Paints	64,000
Inorganic Liquids	2,000
Miscellaneous	16,000
Total	116,000

To arrive at a recommended set of policies for future management of household wastes, the HHWE reviews past and current programs. These have focused on education, load checking (to verify that wastes are directed to the proper disposal area), establishment of permanent and temporary collection sites, and mobile events. Collectively, these activities have been highly successful in removing materials from the waste stream, as evidenced by the volume of wastes collected. In 2013, Mono County collected over 220,000 pounds of HHW, representing 15.4 pounds per capita; the County’s efforts ranked third out of California’s 58 counties. Waste collection rates increased by almost 32% during 2014 when the County collected over 290,000 pounds of HHW for recycling or proper disposition. The HHWE also reviews and assesses alternatives that can be considered for future program changes or enhancements. The alternatives are profiled in Table 4.13-8.

4.13-7. Rating of HHWE Alternatives							
	Periodic HHW Collection	Permanent HHW Collection Facility	Temporary HHW Collection Facilities	Fee-based, door-to-door, curbside Programs	Load-Checking Programs	Oil, Paint, Battery (BOP), Recycling	Public Education
Effectiveness	Moderate	High	Moderate	Fees: not effective; others: effective	Moderate	High	High
Cost	\$75-80,000/event	High	Same as periodic	Extremely High	Costs borne by Landfill operator	Cost-savings	Part of IWMP costs
Institutional Factors	Requires contract & permits	Permitting may be difficult	Same as periodic	Complex	Depends on landfill management practices	Low	None
Policy Consistency	Consistent	Consistent	Consistent	Low	Consistent	Consistent	Consistent
Facility Needs	No new facilities required	Requires new collection & storage fac. per state standards	None required	New facility required	None	Required storage can be part of existing facilities	Can use existing facilities

Availability of Markets	Less than ideal	Stable	Same as periodic	Same as permanent	NA	??	NA
Ease of Implementation	Difficult	NA	Same as periodic	Difficult	NA	Easy	Easy
Hazards	Spills, fires, explosions, leaks (all preventable)	Same as periodic	Same as periodic	Same as periodic	None	Minimal	None
Flexibility	Limited	High	High	High	High	Moderate	High
Change in HHW generation	Low	None	None	None	None	Low	None

Based on the review of alternatives, the HHWE concludes that all existing programs merit continuation into the next planning period. A Permanent HHW Facility for the collection of additional HHW products is now fully operational at Benton Crossing Landfill, and the County has developed BOP collection facilities at all County Transfer Stations. Education and outreach programs are ongoing, as are mobile events when feasible.

Monitoring is essential to review the success of selected programs, and will include a) reporting to CalRecycle; b) comparing per capita pounds collected to averages for comparable California counties; c) periodic surveys of program participants; d) ongoing review to assess changes in HHW generation patterns and practices; and e) quantification of HHW source reduction to the extent feasible. The County will maintain ongoing public education to achieve short term objectives (to educate the public of proper HHW disposal and toxic materials hazards, and to encourage use of HHW alternatives) and medium term objectives to reduce HHW generation. The primary audiences are consumers and school-age children.

CalRecycle grants have been used to construct the permanent HHW facilities (and some later enhancements), as well as to fund continuing operations, outreach and training. Additionally, the County received an HD20 grant to improve collection infrastructure, outreach and mobile events. Disposal and other operational costs are funded by the Solid Waste Enterprise Fund.

Countywide Siting Element. The CSE is prepared by the County, with LTF guidance, and has nine main goals:

- o Develop and maintain a long-term waste management infrastructure;
- o Implement identified programs and policies in collaboration with the town, private industry and other entities as needed to implement new source reduction, recycling, composting and special waste programs;
- o Encourage businesses, residents, organizations and public agencies to maximize source reduction and minimize waste disposal;
- o Develop convenient opportunities for recycling;
- o Encourage businesses, residents, organizations and public agencies to buy recycled products;
- o Facilitate the safe collection, storage and shipment of household hazardous wastes for proper reuse, recycling, transformation, treatment or disposal;
- o Ensure that long-term disposal capacity is available for non-reusable wastes
- o Use Solid Waste Parcel Fees to fund environmentally appropriate closure and post-closure of landfills and invest in recycling infrastructure
- o Identify programs that will provide materials for locally marketable recycled and recyclable products and
- o Assist the private sector in developing recycling and reuse businesses.

The County is implementing five broad programs to achieve these goals:

- o Safe Disposal Practices
 1. Comply with state minimum operating standards (for security, access, compaction and cover requirements and monitoring) at all County waste facilities,
 2. Update the operations plan for each landfill as circumstances change,

3. Continue to provide and maintain public awareness of County facilities for safe collection, storage, transportation or disposal of used motor oil and household hazardous wastes; maintain public awareness
4. Prepare and implement Final Closure Plans for County landfills as needed, with adequate funding for environmentally appropriate closure/post-closure activities.
- o Minimize Waste Generation
 5. Establish "reuse exchange" areas at County waste facilities for segregation and storage of re-usable goods.
- o Conduct and Promote Recycling
 6. Continue to provide collection facilities at County landfills and transfer stations; expand as opportunities arise for include additional materials;
 7. Establish collection receptacles at County parks and community areas to facilitate deposit of recyclable beverage containers. Provide for collection and recycling of the materials;
 8. Implement the county Mandatory Commercial Recycling Plan. Pursue grants & other assistance to enhance existing commercial recycling. Assist and encourage the establishment of recyclable collection, storage, and processing systems; assist in their promotion by including information in public education materials;
 9. Develop and widely distribute information to raise public awareness of recycling facilities and the importance of recycling;
 10. Continue to stockpile and grind wood waste materials at County waste facilities for reuse
 11. Continue to use equipment and staff to divert clean wood and scrap metal from the waste stream as time and safety permits;
 12. If feasible, develop an inmate work program for sorting single-stream recyclables collected in County facilities to produce, or bale & store, recyclable materials suitable for baling;
 13. Evaluate potential for set-aside area requirements for recyclable collection and storage facilities in the design of large-scale developments;
 14. Implement a diversion program for construction/demolition aggregate material at County landfills;
 15. Develop a Master Recycling Plan for all County facilities, and strive to achieve the highest diversion rate feasible from all County-owned facilities.
 16. Consider requiring countywide curbside recycling service ("Blue Bag" program) in future franchise contracts or separate franchise agreements
- o Conduct and Promote Recycled-Content Purchases
 17. Continue to promote the purchase of recycled-content goods by implementing the county Recycled Product Procurement Policy.
- o Ensure Long-Term Disposal Capacity
 18. Develop engineered design plans for Pumice Valley and Walker Landfills that utilizes disposal capacity within the existing waste footprint.
 19. As economics or capacity limits dictate, provide for Long Haul Transfer Infrastructure.

Table 4.13-9 sets forth the County's schedule for implementation of the goals above. The Mono County Board of Supervisors has authorized establishment of a solid waste enterprise fund through which the countywide program is operated. Revenues generated through parcel fees and gate fees provide the annual operating budget for the program, and the county pursues grants (from CalRecycle, the Department of Conservation and other sources) to obtain additional funding for recycling efforts.

TABLE 4.13-8: Implementation Schedule for CSE Goals					
Policy #	Status	Completion	Policy #	Status	Completion
1	Continuous	NA	10	Continuous	NA
2	Continuous	NA	11	Continuous	NA
3	Continuous	NA	12	In Progress	Spring 2014
4	Periodic	NA	13	In Progress	GP Update
5	In Progress	Autumn 2013	14	In Progress	Autumn 2013
6	Continuous	NA	15	In Progress	Winter 2013
7	Continuous	NA	16	Continuous	NA
8	Continuous	NA	17	Continuous	Summer 2014

9	Continuous	NA	18	Monitoring	As Necessary
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Non-Disposal Facility Element. The NDFE provides information about the County’s non-disposal infrastructure for solid waste, including facilities that are considered part of the regional system, though not within the County’s jurisdiction. Non-disposal facilities are defined PRC §40151a defines a non-disposal facility as any solid waste facility that is required to obtain a State Solid Waste Facility Permit (except a disposal facility or a transformation facility).

Whereas landfills serve the County’s disposal requirements, the non-disposal facilities focus on diversion, CRV (California Redemption Value) buy-back centers, and transfer of waste. Each is briefly reviewed below.

- **Transfer Stations:** Mono County maintains six low-volume Transfer Stations in communities throughout the county. The Stations are operated under contract (currently D&S Waste of Yerington, NV); they accept municipal solid waste for transfer to a disposal site, as well materials for recycling, including glass, aluminum, plastic, HHW, metal and wood waste. The percentage of diverted waste received at the Transfer Stations averages approximately 30%. Waste from Transfer Stations south of Conway Summit is currently transferred to Benton Crossing Landfill, but waste received at Bridgeport and Walker Transfer Stations is occasionally transferred out of county to Lockwood Regional Landfill in Sparks, Nevada, when logistical benefits can be realized. At all facilities except Paradise, wood waste is processed on site by County personnel, and beneficially re-used for ADC or post-closure maintenance. Chipped wood waste is also offered to the general public for personal use.

Recyclable material from the transfer stations is transported to a variety of other facilities for future processing. In some cases, materials are consolidated at Benton Crossing Landfill where they await on-site processing and/or pickup (metal, HHW). Aluminum, glass and plastic are hauled to other recycling centers where they are processed and eventually transported to market.

Though not within County jurisdiction, the Transfer and Recycling Center in Mammoth Lakes plays a significant role in the overall system. This facility is owned and operated by Mammoth Disposal, and currently accepts municipal solid waste for transfer to Benton Crossing Landfill, as well as HHW, metal, and other recyclable materials for transport to market.

- **CRV Buyback Centers:** There are two CRV buyback centers located in the county. One is located at the Walker Senior Center in the north end of the county, and the Mammoth Lakes Recycling Center mentioned above.
- **Proposed Non-Disposal Facilities:** As the Town and County move toward increased diversion goals, and as closure of the Benton Regional Landfill approaches (in 2023) planning for Non-Disposal Facilities has been steadily increasing. The Town of Mammoth Lakes, in partnership with Mammoth Disposal, has planned for expansion of the Transfer Station that may include a long haul transfer station, a metals recovery facility (MRF), and a permanent HHW facility. Additionally, D&S Waste has proposed a Non-Disposal facility in the Mono Basin that may include long-haul transfer capability for county waste, as well as necessary recycling capabilities.

Many other concepts are being explored at this time, including a small scale sorting and baling facility located on County land to be run by inmate labor. Another concept is the early closure of Benton Crossing Landfill, coupled with the development of a Regional Recycling Center and Transfer Station. Yet another is the siting of a similar facility in close proximity to the Town of Mammoth Lakes, through a federal land exchange. The County anticipates that one or more of these proposals will come to fruition in the coming years.

In whole, the waste management planning effort represents a substantial priority and commitment for Mono County, and the County has to date achieved significant success in meeting goals for reducing waste disposal. Adoption of the comprehensive IWMP (including the *Summary Plan*, the *Non-Disposal Facility Element*, the *Siting Element* and the *Household Hazardous Waste Element*) as part of the overall *Draft RTP/General Plan Update*, will provide the County with an updated set of goals, policies and alternatives to achieve additional waste management goals in the years ahead.

General Plan Land Use Element. In addition to programs contained in the Draft *IWMP*, the proposed *Land Use Element Update* allows for small-scale composting (non-nuisance materials only, and in quantities of less than 100 cubic yards on site) in the agricultural, public facilities, and resource management land use designations, as well as commercial

composting activities subject to approval of a use permit. In addition, waste management facilities of varying intensity are provided for in the public facilities, industrial and industrial park designations.

In combination, the plans and programs described above will reduce potential project impacts to be ***less than significant*** levels. As noted in EIR §4.8, construction of landfills, landfill cells, or changes in waste accepted at currently operating landfills may require a revision to existing Waste Discharge Requirements (WDRs) or new WDRs; the LRWQCB notes that no changes may be made to operations at existing landfills until and unless the WDRs are revised.

RTP/GENERAL PLAN RECOMMENDATIONS, POLICIES & ACTIONS MITIGATING IMPACTS ASSOCIATED WITH IMPLEMENTATION OF THE INTEGRATED WASTE MANAGEMENT PLAN

Please refer to Table 4.13-9 in EIR Appendix D.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 4.14
NOISE

4.14.1 INTRODUCTION AND SUMMARY

Noise has a significant effect on quality of life, and excessive noise can affect human health and well-being. Although noise effects are often transitory, adverse effects can be cumulative with prolonged or repeated exposure. The effects of noise can be organized into six broad categories: noise-induced hearing loss; interference with communication; effects on sleep; effects on performance and behavior; extra-auditory health effects; and annoyance.

The General Plan Noise Element enables the County to identify noise sources that interfere with community safety and comfort, and to establish policies and programs that limit the community’s exposure to excessive noise levels. To achieve these goals, the Noise Element provides quantitative and qualitative information concerning the noise environment, identifies strategies to abate excessive noise and protect sensitive noise receptors, and sets standards to ensure compliance with adopted noise exposure limits.

An overview of baseline conditions is provided below to facilitate understanding of impacts and recommended policy mitigations. A more detailed discussion of baseline noise conditions is provided in the Mono County MEA, which has been updated in concert with the current *RTP/General Plan EIR*. The full text of the *Draft Noise Element* and MEA Chapter XVI are available online at <http://www.monocounty.ca.gov/documents>. No NOP comments addressed topics pertaining to noise. Key findings of the §4.14 impact analysis and recommended mitigating policies are summarized in the table below:

SUMMARY OF GENERAL PLAN IMPACTS & POLICY MITIGATIONS FOR NOISE	
IMPACT RTP 4.14(a):	EXPOSURE TO EXCESSIVE NOISE LEVELS
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.14-11 in Appendix D
Residual Significance:	Less than Significant
IMPACT RTP 4.14(b):	EXPOSURE TO EXCESSIVE AIRPORT NOISE
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.14-11 in Appendix D
Residual Significance:	Less than Significant
IMPACT RTP 4.14(c):	EXPOSURE TO GROUNDBORNE VIBRATION OR NOISE
Pre-Mitigation Significance:	Less than Significant
Mitigating Policies:	See Table 4.14-11 in Appendix D
Residual Significance:	Less than Significant

4.14.2 KEY TERMS USED IN THIS SECTION

Ambient Noise: The background noise level at a given location. The ambient noise level constitutes the normal or existing level of environmental noise at a given location and is a composite of sounds from many sources, near and far. Identifiable but isolated noise sources (such as airplanes or heavy equipment) are not taken into account.

A-Weighted, dBA: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. In general, a sound level must change by at least 3 dB to be perceptible to the human ear, and a sound must be about 10 dB greater than the reference sound to be judged as twice as loud.

Community Noise Level Equivalent (CNEL): The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.

Day-Night Average Sound Level (Ldn): Average sound exposure during a 24-hour day, calculated from hourly Leq values; nighttime Leq values are decreased by 10 dB to reflect the greater disturbance potential of nighttime noises.

Decibel, dB: A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure.

Equivalent Sound Level (Leq): The level of a steady-state sound that, during a stated time and at a stated location, has the same sound energy as the time-varying sound (roughly equal to the average sound level). Leq is typically measured over 1-, 8-, and 24-hour sample periods. The one-hour Leq measurement is called the hourly Leq or Leq(h).

Intrusive: That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

L10 and Ldn: L10 is the A-weighted sound level that is exceeded 10% of the time. Similarly L50, L90, etc. Ldn is the day-night average sound level over a 24-hour period. To account for lower nighttime background noise, the average for noise between the hours of 10pm and 7am is artificially increased by 10 dB.

Noise Contours: Lines drawn about a noise source indicating equal levels of noise exposure (typically 45, 55, or 65 Ldn). Noise contours are used to establish land use planning criteria for noise.

Noise Zones: Defined community areas where ambient noise levels are generally similar (i.e., within a range of 5 dB). Typically, all other things being equal, sites within any given noise zone will be of comparable proximity to major noise sources. Noise contours define different noise zones.

Noise-Sensitive Land Uses and Receptors: Noise-sensitive land uses in Mono County include residential areas, schools, hospitals, and certain open-space areas that are valued for recreational use or as wildlife habitat or wilderness. Certain cultural and recreational destinations, such as Bodie State Historic Park and Mono Lake, are also considered noise-sensitive land uses. Due to land ownership patterns in Mono County, most developed sensitive land uses.

Worst-Case Daily Equivalent Sound Level (WLeq): The level of steady-state sound for a 24-hour period based on the measurement of the maximum sound event in dB for a one-hour period, and calculated for the total number of sound events experienced during a 24-hour period. This parameter assumes all noise creating events are equally loud.

4.14.3 OVERVIEW OF EXISTING CONDITIONS

4.14.3.1 Existing Noise Conditions in Mono County

Vehicular Noise. Most of the land in unincorporated Mono County is publicly owned and managed by a variety of federal, state, and local agencies. Privately owned lands are concentrated primarily in community areas, although there are also substantial areas of undeveloped private lands outside community areas. As a result of this pattern, numerous agencies have responsibility for regulation of the noise environment. Transportation is a major noise source in Mono County, including noise from highways and airports as well as certain recreational activities (such as snowmobiling and off-road vehicle use). Most residential uses and other noise-sensitive land uses are not adjacent to the highways or airports, and highways and airports are all considered low-volume facilities.

Industrial uses are major non-transportation related noise sources in Mono County, including batch plants, quarries, geothermal plants, construction, and similar uses. These facilities are generally located in industrial districts or on public land outside community areas. Commonly reported noise complaints include loud music, noisy private parties, and late-night or early-morning construction activity. Complaints are few in number and intermittent in nature, indicating that noise is not a serious problem in Mono County. The MEA notes that noise-sensitive receptors, including local schools and hospitals, have not experienced excessive exposure to noise. However, mining and geothermal operations are considered to be potential sources of concern for future noise exposure levels.

As noted, highways are a major source of noise throughout the county. In most communities in the county, the highway is the primary artery and Main Street; US 395 and 6, and SR 158, bisect communities throughout the county. These highways are considered low volume with less than 20,000 vehicles per day. Most of the land uses adjacent to the major thoroughfares in the county are non-residential uses. The MEA provides annual average daily and peak-hour traffic levels (1998 and 2008) for highways throughout the county as well as noise levels typically associated with motor vehicles, as shown below in Tables 4.14-1 and 4.14-2.

TABLE 4.14-1: ANNUAL AVERAGE DAILY TRAFFIC & PEAK HOUR TRAFFIC			
ROUTE	1998 ADT	2008 ADT	CHANGE 1998-2008
AVERAGE ANNUAL DAILY TRAFFIC			
US 395 AT JCT. SR 108	2,750	2,975	225 (+8%)
US 395 AT JCT. SR 182	3,300	3,575	275 (+8%)
SR 167 AT MONO CITY	210	NA	NA/NA
US 395 AT LEE VINING	3,500	4,050	550 (+16%)
SR 158 AT JUNE LAKE	1,450	1,600	150 (+10%)
US 395 AT LONG VALLEY	5,500	6,800	1300 (+24%)
US 6 AT BENTON	1,200	980	-220 (-18%)
US 6 AT CHALFANT	1,550	1,900	350 (+23%)
PEAK-HOUR TRAFFIC			
US 395 AT JCT. SR 108	510	480	-30 (-6%)
US 395 AT JCT. SR 182	550	615	65 (+12%)
SR 167 AT MONO CITY	40	20	-20 (-50%)
US 395 AT LEE VINING	640	685	45 (+7%)
SR 158 AT JUNE LAKE	260	260	0/0
US 395 AT LONG VALLEY	170	1000	30 (+3%)
US 6 AT BENTON	130	100	-30 (-23%)
US 6 AT CHALFANT	170	120	-50 (-29%)

TABLE 4.14-2: AVERAGE VEHICLE NOISE LEVELS	
MOTOR VEHICLES	DECIBELS
STANDARD SEDAN	64-76
COMPACT CAR	70-80
SPORTS CAR	70-87
PICKUP TRUCK	70-85
2-3 AXLE TRUCK	80-89
BUS	70-87
CHAINSAW	72-82
MOTORCYCLE (>350 CC)	74-95
INBOARD POWER BOAT	75-105
SNOWMOBILE	80-105
OFF-HIGHWAY VEHICLES	80-105

Traffic counts provided in the *Draft RTP* s suggest that average daily and peak hour traffic volumes in many areas of the county have declined between 2006-2012, as shown in Table 4.14-3 below, with increased traffic in only a few areas (June Lake Junction, eastern accesses to Yosemite, Mono Mills and Bodie):

TABLE 4.14-3: Average Daily Traffic (ADT) Volumes, Mono County State Highways				
Route	Location	Peak Hour ^a 2006/2012	Peak Month ^b 2006/2012	Annual ^c 2006/2012
395	Junction 203 West ^d	1200/1200	11900/11100	9200/8000
	June Lake Junction ^e	660/790	6300/7400	4000/4200
	Tioga Pass Junction ^f	710/630	6700/6400	4000/4500
	Bridgeport ^g	670/630	6000/5700	3800/3400
	Sonora Junction ^h	790/500	4550/4300	3100/2900
	Nevada State Line	510/500	4950/4750	3750/3400
6	Junction 395 (Bishop)	360/110	4100/2000	3800/1890
	Benton Station	140/100	1150/1150	1100/960
	Nevada State Line	100/100	1150/1120	960/870
168	Oasis, Junction 266 north	40/40	270/290	160/170
266	Oasis, Junction 168	50/20	250/250	200/140
203	Minaret Summit	130/130	780/780	620/620
	Minaret Junction	1450/1400	13000/12400	11200/8750
	Old Mammoth Junction	1750/1600	17500/16400	15300/12500
158	June Lake Junction 395	290/280	2600/2850	1700/1470
	Grant Lake Junction 395	100/110	800/870	400/400
120	Yosemite East Gate	250/330	3200/3310	2100/2560
	Tioga Pass Junction 395	350/430	3300/4350	1300/1330
	Mono Mills Junction 395	100/130	830/1150	380/490
	Benton Station	60/60	550/500	400/300
167	Pole Line Junction 395	40/40	300/300	200/200
	Nevada State Line	20/20	200/170	100/110
270	To Bodie State Hist. Park	100/120	600/620	425/470
182	Bridgeport Junction 395	180/180	1700/1700	1100/1100
	Nevada State Line	50/50	380/400	250/250
108	Sonora Pass	150/180	980/570	480/470
	Sonora Junction 395	120/120	950/1050	550/670
89	To Monitor Pass	100/100	730/580	300/440

Airport and Helipad Noise. The MEA also provides information about the existing and anticipated types of aircraft used at the County airport facilities (Bryant Field in Bridgeport and Lee Vining Airport), as shown below in Tables 4.14-4 and 4.14-5. In addition to three airports, the MEA notes that helipads are located throughout Mono County including facilities at Mammoth Hospital in Mammoth Lakes, the medical clinic in Bridgeport, at the Pickel Meadow Marine Corps Base on SR 108, and multiple helipad facilities used by USFS, BLM and Cal Fire for firefighting. Table 4.14-6 summarizes

average noise levels associated with various types of aircraft, including helicopters.¹ None of the helicopter facilities operated by Mono County are used for commercial sightseeing or electronic news gathering, both of which are cited by FAA as generating the most significant adverse reactions from citizens and homeowner groups.²

TABLE 4.14-4: BRYANT FIELD AIRCRAFT & OPERATIONS FORECAST 2000-2020					
	2000	2005	2010	2015	2020
BASED AIRCRAFT	1	3	4	4	4
ANNUAL AIRCRAFT OPERATIONS BY TYPE OF OPERATION:					
LOCAL	375	375	500	500	500
ITINERANT	3000	3000	4000	4000	4000
TOTAL	3375	3375	4500	4500	4500
BY TYPE OF AIRCRAFT:					
SINGLE-ENGINE PROPELLER	3375	2275	4500	4500	4500
BY TYPE OF USER:					
GENERAL AVIATION	3375	3375	4500	4500	4500
AIRCRAFT OPERATIONS DISTRIBUTION					
PEAK MONTH	510	510	680	680	680
PEAK WEEK	130	130	130	130	130
AVERAGE DAY OF PEAK MONTH	17	17	23	23	23

TABLE 4.14-5: LEE VINING AIRPORT AIRCRAFT AND OPERATIONS FORECAST 2000-2020					
	2000	2005	2010	2015	2020
BASED AIRCRAFT	1	3	4	4	4
ANNUAL AIRCRAFT OPERATIONS BY TYPE OF OPERATION:					
LOCAL	500	500	667	667	667
ITINERANT	1500	1500	2000	2000	2000
TOTAL	2000	2000	2667	2667	2667
BY TYPE OF AIRCRAFT:					
SINGLE-ENGINE PROPELLER	2000	2000	2667	2667	2667
BY TYPE OF USER:					
GENERAL AVIATION	2000	2000	2667	2667	2667
AIRCRAFT OPERATIONS DISTRIBUTION					
PEAK MONTH	300	300	400	400	400
PEAK WEEK	80	80	100	100	100
AVERAGE DAY OF PEAK MONTH	10	10	13	13	13

TABLE 4.14-6: AVERAGE AIRCRAFT NOISE LEVELS	
AIRCRAFT	DECIBELS
SINGLE-ENGINE PROP	72-85
MULTI-ENGINE PROP	75-86
COMMERCIAL PROP	79-87
EXECUTIVE JET	84-95
TURBINE-LIGHT UTILITY HELICOPTER	69
JET TAKEOFF (AT 75')	150

Industrial Land Uses. Several noise-generating industrial sites, including batch plants and woodlots, operate in Mono County. Potential intrusive noise impacts are largely mitigated because batch plants are either situated within an

¹ FAA, *Nonmilitary Helicopter Urban Noise Study*, Dec 2004. http://www.faa.gov/regulations_policies/policy_guidance/envir_policy/media/04nov-30-rtc.pdf.

² Personal communication with Brent Calloway, Mono County Community Development Department, June 17, 2015.

industrial district or on public land outside developed areas; woodlots, although allowed in commercial zones (along with high-density residential uses), are subject to a use permit that imposes conditions of operation.

Existing mining operations in the county include a pumice mine, several sand-and-gravel operations, a cinder mine, a kaolin mine, and a sericite mine. All of these operations are located outside developed areas, and noise impacts from these sites are minimal. The existing geothermal plants at Casa Diablo are also located away from developed areas, although their proximity to the Mammoth Lakes area has in the past resulted in some complaints about noise. All mining operations, including geothermal development, are subject to permits that impose conditions of operation, including mitigation of potential adverse noise. Heavy recreational use is another source of noise in Mono County. Numerous recreational vehicles and motorcycles, as well as snowmobiles and motorboats (and occasional outdoor events), adversely impact the noise environment in various locations throughout the county. No railroads traverse Mono County.

Community Noise Survey – Baseline 1980-81 Study and 1996 Update. During the fall of 1980 and the winter and spring of 1981, staff conducted noise monitoring at about 30 noise-monitoring sites throughout the county including noise-sensitive land uses and major thoroughfares (which were monitored over consecutive eight-hour periods (morning, midday and late), as well as other locations that were monitored for shorter 30-minute periods (also morning, midday and late). Data were used to calculate the Ldn, which was then plotted on community scale maps and adjusted to represent the 60 Ldn, 65 Ldn and 70 Ldn noise contours. Results (all of which are on file at the Mono County Planning Division) indicated that the 60 dB contours in Mono County are – with only four exceptions -- generally within 300’ of the traveled way. The exceptions included three sites in Antelope Valley and one site in the Tri-Valley area.

The noise and traffic count data were updated during spring and summer of 1996 and when staff conducted a noise monitoring and traffic count field survey on County roads in each county community. The survey purpose was to determine ambient noise levels during peak periods around the Memorial Day weekend. Noise monitoring data collected in the field were converted to an Leq reading (an average of the dBA data). Results of the 1996 noise monitoring and traffic count field survey are shown in Table 4.14-7:

LOCATION	24-HR. TRAFFIC COUNT	LEQ
Old US 395 at Paradise Lodge	270	66 dB
Owens Gorge Rd next to US 395 at Sunny Slopes	557	64 dB
South Landing Road	1922	67 dB
Crowley Lake Drive at the fire station	668	66 dB
Leonard Avenue – June Lake	522	63 dB
Twin Lakes Road at Rancheria	988	30 dB
Bridgeport Airport – south end of runway	na	na
Eastside Lane – north of US 395 junction	272	60 dB
Cunningham Lane – east of US 395 junction	171	56 dB

The County again updated noise monitoring and traffic counts for the current *RTP/General Plan Update*. The new data include existing contours as of 2013, as well as projected contours for the year 2033, as shown in Table 4.14-8.

LEE VINING		
Max Meter dB 72 @ 30'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2013 AADT 3730)	Projected (2033 AADT 4120)
60 dB	14'	14'
55 dB	24'	25'
50 dB	42'	44'
45 dB	74'	78'
BRIDGEPORT 1 (395 & School)		

Max Meter dB 62 @ 25'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2013 AADT 3200)	Projected (2033 AADT 3540)
60 dB	4'	4'
55 dB	7'	7'
50 dB	12'	13'
45 dB	21'	22'
BRIDGEPORT 2 (182 Jct 395)		
Max Meter dB 67 @ 25'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2015 AADT 1155)	Projected (2025 AADT 1733)
60 dB	4'	5'
55 dB	7'	8'
50 dB	12'	14'
45 dB	21'	25'
ANTELOPE 1 (395 @ Larson)		
Max dB 76 @ 25'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2015 AADT 3530)	Projected (2025 AADT 3890)
60 dB	16'	17'
55 dB	29'	30'
50 dB	51'	54'
45 dB	91'	95'
JUNE LAKE 1 (395 Down Canyon)		
Max dB 70 @ 15'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2012 AADT 1172)	Projected (2032 AADT 1295)
60 dB	3'	3'
55 dB	6'	6'
50 dB	10'	10'
45 dB	17'	18'
HAMMIL VALLEY		
Max dB 75 @ 15'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2007 AADT 1100)	Projected (2027 AADT 1220)
60 dB	5'	6'
55 dB	9'	10'
50 dB	16'	17'
45 dB	29'	30'
LONG VALLEY 1 (395 @ Crowley Lake Dr)		
Max dB 67 @ 210'	Distance from Edge of Pavement	
1 Day Leq Contour	Current (2013 AADT 7020)	Projected (2033 AADT 7760)
60 dB	67'	71'
55 dB	119'	127'
50 dB	212'	225'

45 dB	378'	400'
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State and Federal Highways. 1995 Ldn contours for state and local highways (provided to the County by Caltrans) show that traffic-related noise impacts along state and federal highways varied little from the baseline data collected in 1980-81. Traffic volumes along these highways were, in general, lower in 1995 than in 1990, and have since risen to 1990 levels indicating that noise impacts have not changed significantly and adequately represent current conditions along state and federal highways.

Bodie State Historic Park. Ambient noise levels at Bodie State Historic Park (measured in 1990) are low. Visitors to the park frequently comment on the quietness, which is viewed as adding to the sense of place. The California Department of Parks and Recreation recommends using existing ambient background noise studies as noise standards for the park.

Noise-Sensitive Areas. Noise-sensitive receptors include schools, hospitals, homes and certain open-space areas. Most noise-sensitive receptors in the county, such as hospitals and schools, are located along secondary roadways or situated on parcels adjacent to major thoroughfares, but large enough to provide adequate setbacks from the traveled way; residential areas are also often located along secondary roads. Certain open-space areas are noise sensitive due to their use for recreation or their value as wildlife habitat or wilderness; these include the Hoover, Minaret, Ansel Adams, John Muir, Granite Mountain, Boundary Peak and White Mountain wilderness areas, several wilderness study areas, the designated "roadless areas" in Inyo and Humboldt-Toiyabe national forests; and Bodie State Historic Park.

4.14.4 REGULATORY SETTING³

4.14.4.1 Federal and International Regulations

There are no federal plans, policies, regulations, or laws that directly pertain to the County's consideration or adoption of the RTP/General Plan Update, including the Noise Element. However, various federal agencies have issued programs and guidelines that are helpful in measuring noise and setting noise-exposure standards. The USEPA Federal Noise Control Act of 1972 clearly identified noise as a threat to human health and welfare; EPA recommended that noise be addressed at more local levels of government and transferred noise regulation to state and local governments. The Federal Transit Administration (FTA) has developed significance criteria to evaluate noise impacts from surface transportation, as presented in FTA's 2006 *Transit Noise Impact and Vibration Assessment*. Traffic noise is governed by CFR 23 Part 772. FHWA established noise assessment procedures and abatement criteria in *Highway Traffic Noise: Analysis and Abatement Guidance* (2011). Title 14 CFR, Part 36 establishes maximum acceptable noise levels for aircraft operating in the U.S. based on model year, aircraft weight, and the number of engines. The FAA Part 150 program encourages airports to prepare noise-exposure maps depicting land uses that are incompatible with high noise levels, and the Federal Railroad Noise Emission Compliance Regulation (49 CFR Part 210) prescribes minimum compliance regulations for enforcement of railroad noise emission standards adopted by USEPA. The Universal Building Code contains noise insulation standards for hotels, motels, dormitories, apartment houses and other residential dwellings. The code states that interior noise levels shall not exceed 45 dBA.

4.14.4.2 State Regulations

California Airport Noise Standards. PUC §21670 et seq. promotes compatibility between public use and military airports and the land uses that surround them. California airport noise standards, as well as Federal Aviation Regulations, establish a CNEL of 65 dBA as the maximum acceptable noise exposure for residential land uses. This criterion, however, is set primarily with regard to air carrier airports in urban locations. For general aviation airports located in comparatively quiet rural settings such as Mono County, a 60- or even 55-CNEL standard is suggested.

California Code of Regulations Title 24. CCR Title 24 sets standards for interior noise levels in all new single-family and multifamily residential units. The standards require acoustical studies prior to construction wherever the existing Ldn

³ The reader is also referred to the interrelated regulations outlined in EIR §4.3, Air Quality and Greenhouse Gas Emissions.

exceeds 60 dBA, with mitigation to limit maximum Ldn levels to 45 dBA in any habitable room, including residential insulation standards that are implemented during the building process.

California General Plan Guidelines. The Office of Planning and Research publishes General Plan Guidelines that include guidance for determining acceptable and unacceptable community noise exposure limits for various land use categories. Residential uses and schools are generally considered acceptable where exterior noise levels do not exceed 60 dBA Ldn, and unacceptable in areas exceeding 70 dBA; higher limits apply to commercial uses. Conditionally acceptable ranges are also given, depending on noise insulation and reduction features.

California Harbors and Navigation Code. §650-674 of this Code regulates vessels and associated equipment used on waters subject to state jurisdiction. Code sets the following standards for motorized recreational vessels (RVs):

- 90 dBA for engines made before January 1993; and
- 88 dBA for engines made on or after January 1993.

Sale of internal combustion engines for use on motorized RVs is prohibited if the following standards are exceeded:

- 86 dBA (measured at 50') for engines made between January 1974 and January 1976;
- 84 dBA (at 50') for engines made between January 1976 and January 1978; and
- 82 dBA (at 50') for engines made after January 1978.

The Mono County Sheriff's Department enforces noise-related provisions of the Harbors and Navigation Code.

Military Land Use Compatibility Planning Requirements. Pursuant to SB 1468 (2002), CGC §65302 requires local governments to consider impacts to military operations in the general plan. CGC §65302 stipulates a notification process, and also requires that the General Plan Noise Element must analyze and quantify current and projected noise levels for ground stationary noise sources, including military installations identified by local agencies as contributing to the community noise environment. (CGC §65302(f)(1)(F)). The requirements of CGC §65302 are valid statewide.

Motor Vehicle Code. §38365A of the State Vehicle Code requires that off-road vehicles must be equipped with a muffler to reduce noise to an acceptable level; § 38370 defines acceptable noise levels according to the age of the vehicle (i.e., pre-1973, 92 decibels; 1973-74, 88 decibels; and post-1974, 86 decibels). In Mono County, noise-related provisions of the Motor Vehicle Code are enforced by the Sheriff's Department.

4.14.4.3 Local Regulations

Airport Land Use Plans. ALUC Plans for Bryant Field, Lee Vining Airport and Mammoth Yosemite Airport regulate development in the ALUC planning boundaries to minimize airport noise exposure. The Mammoth Yosemite Airport Land Use Plan and the Master Plans for Mammoth Yosemite Airport and Bryant Field in Bridgeport include policies to regulate noise at those facilities. In the very low ambient-noise environment of the Mammoth Yosemite Airport any operations of moderately loud aircraft are potentially audible, especially when winds are calm. Any location frequently overflown by arriving and departing aircraft is subject to single-event noises that can be obtrusive. Procedures telling pilots to avoid overflight of noise-sensitive areas have been established. The Mammoth Yosemite Airport Land Use Plan also includes policies restricting future development in noise-impacted areas in the airport vicinity and requiring extra soundproofing to limit interior noise levels.

Mono County General Plan. The *Circulation Element* of the General Plan includes policies to reduce traffic noise levels (the most significant source of environmental noise in Mono County) by minimizing congestion and facilitating smooth traffic flow. The *Land Use Element* contains policies to avoid the juxtaposition of incompatible land uses unless potentially significant impacts (including noise) are adequately mitigated. The *Noise Element* contains policies to avoid the juxtaposition of incompatible land uses unless potentially significant impacts (such as noise impacts) are adequately mitigated, to enforce existing noise ordinances and policies, and to assess and mitigate the impacts of proposed noise-generating land uses.

Mono County Noise Ordinance. Mono County Code, Ch. 10.16 defines limits for excessive noise and sets noise level limits for land uses. The ordinance is proposed to be updated with the current *RTP/General Plan Update*, and includes procedures for measuring noise, noise level limits, prohibitions, exemptions, enforcement measures and the process for

variances and appeals. In addition to setting maximum allowable noise levels, the County implements additional noise regulations depending on the noise source and land use. Acceptable noise exposure ranges are specified for various land uses to avoid and reduce potential conflicts, based on maximum allowable noise exposures. The building official is designated as the Noise Control Officer for the County and is empowered to enforce those regulations. The Planning Division has the ability to regulate noise generating land use activities through its permit processes, which allow the division to impose conditions of operation and to set limits for noise emissions.

4.14.5 SIGNIFICANCE CRITERIA

Appendix G of the California CEQA Guidelines offers the following criteria for determining the significance of noise impacts. A project would have a potentially significant impact on noise if it would:

- a) **Expose persons to or cause a permanent or temporary significant increase in ambient noise levels or result in noise levels exceeding standards set by the general plan or noise ordinance or other applicable standards.**
- b) **Expose persons to or generate excessive groundborne vibration or groundborne noise levels.**
- c) **Expose people residing or working in the project area to excessive noise levels for a project located in an airport land use plan or (where such a plan has not been adopted) within two miles of a public airport or public-use airport or a private airstrip.**

4.14.6 ENVIRONMENTAL IMPACTS AND MITIGATING POLICIES AND ACTIONS

IMPACT 4.14(a): Would implementation of the proposed RTP/General Plan Update expose persons to or cause a permanent or temporary significant increase in ambient noise levels or result in noise levels exceeding standards set by the general plan or noise ordinance or other applicable standards?

LESS THAN SIGNIFICANT. Noise control over a number of noise sources (such as on-road vehicles or aircraft from the nearby airport) is preempted by state or federal regulations. However, Mono County does establish noise and land use goals and policies to ensure that noise receivers are adequately protected in terms of the noise sensitivity of various land uses. The MEA notes that the future noise environment in Mono County will be determined by changes in the operational activity of existing noise sources, expansion of existing sources, and development of new noise sources. Data on the operational activity of existing noise sources shows little change between 1998 and 2008, particularly for traffic (the major source of noise in Mono County).

The greatest potential increase in operations activity is assumed to be in traffic volumes. Although traffic volumes on most state and federal highways increased slightly between 1998 and 2008, data developed for the *Draft RTP* indicates that traffic increases over current Average Daily Traffic figures will not be significant. Traffic demand projections for the unincorporated areas of Mono County are presented in Table 4.14-9. The modest increases in forecast traffic demand reflect the fact that policies in the Mono County Land Use Element focus future growth in and adjacent to existing communities, particularly the unincorporated communities in Antelope Valley, Bridgeport Valley, June Lake, Wheeler Crest/Paradise, the Tri-Valley, and Long Valley.

TABLE 4.14-9: Traffic Demand Projections, Mono County

	Estimated Avg. Vehicle Trips	Estimated Peak Hour Vehicle Trips	Estimated % Increase over current ADT
Antelope Valley	334.2	35.7	1.5 %
Bridgeport Valley	330.4	35.2	1.2 %
Mono Basin	120.8	12.9	2.5 %
June Lake	271.4	27.7	14.5 %
Long Valley	328.8	33.9	4.9 %
Tri-Valley	172.5	18.6	9.8 %

As shown, ADT levels are forecast to increase between a low of 1.2% (in Bridgeport Valley) to a high of 14.5% (in June Lake). The RTP analysis notes that these estimated increases over current Average Daily Traffic (ADT) figures are not significant; the performance conditions on local streets are not generally a concern since those streets generally carry only local traffic. North Shore Drive into June Lake is expected to help mitigate the larger expected traffic increase in June Lake. Even a substantial increase in traffic would not be expected to produce a significant increase in noise impacts. The MEA notes that a 62% increase in operational activity would produce an increase of 2 dB, while an increase of 22% to 38% would result in a 1-dB increase; both are below the level of perception by the human ear.

Similarly, the Draft Mono County *Noise Element* concludes that traffic volumes on state and federal highways have remained fairly stable over the past 20 years (due to land use patterns, low population and relatively low traffic volumes), and are generally not expected to significantly increase in most areas over the life of this plan (to 2033); exceptions include June Lake (with a 14.5% increase) and Tri-Valley (with a 9.8% increase).

The draft *Noise Element* incorporates noise exposure criteria into land use planning in order to reduce the potential for future conflicts between noise and land use. This goal is achieved by specifying acceptable noise-exposure ranges for various land uses throughout the county. Mono County uses the maximum allowable noise exposures listed in Table 4.14-10 to determine land use compatibility when evaluating proposed development projects.

Land Use	Noise Level (CNEL)						
	45-50	51-55	56-60	61-65	66-70	71-75	76+
Residential – Low Density Single Family, Duplex							
Residential – Multifamily, Mixed Use							
Transient Lodging							
Public Uses – Schools, Libraries, Hospitals, Community Centers, Senior Centers							
Passive Recreational Areas, Cultural Resource Areas, Natural Habitat Areas							
Community Parks and Athletic Fields							
Commercial Uses, Offices, Retail							
Light Industrial Uses							
Industrial, Utilities, Mining, Ranching, Agriculture							
	ACCEPTABLE – Specified land use is satisfactory, based on the assumption that any structures involved are of normal, conventional construction, without special noise insulation requirements.						
	CONDITIONALLY ACCEPTABLE – New construction or development should be undertaken only after conducting a detailed noise analysis to determine if noise reduction measures are necessary and included in the project design.						
	UNACCEPTABLE – New construction or development should not be undertaken.						

A land use located in an area identified as “acceptable” indicates that standard construction methods would attenuate exterior noise to an acceptable indoor noise level and that people can carry out outdoor activities with minimal noise interference. Land uses that fall into the “conditionally acceptable” noise environment should have an acoustical study that considers the type of noise source, the sensitivity of the noise receptor, and the degree to which the noise source may interfere with sleep, speech, or other activities characteristic of the land use. For land uses indicated as “conditionally acceptable,” structures shall be able to attenuate exterior noise to the indoor noise levels indicated in Table 4.14-10. For land uses where exterior noise levels fall within the “unacceptable” range, new construction generally should not be undertaken. All new development in Mono County is required to meet the California Building Noise Standards in addition to compliance with requirements of the Noise Element.

Ambient noise levels were presented in Table 4.14-7 of the baseline overview, which showed that ambient noise at most 1996 measurement locations was near or above the 65 dB(A) conditionally acceptable level for residential land uses,

public uses, and passive and active recreational uses. The highest measurement (at South Landing Road) was at 67 dB; all other readings were at lower levels. Noise contour maps have been developed for the communities of Bridgeport, Antelope Valley, Lee Vining, Hammil Valley and Long Valley; Figure 4-14-1 offers a representative contour map (for Lee Vining).

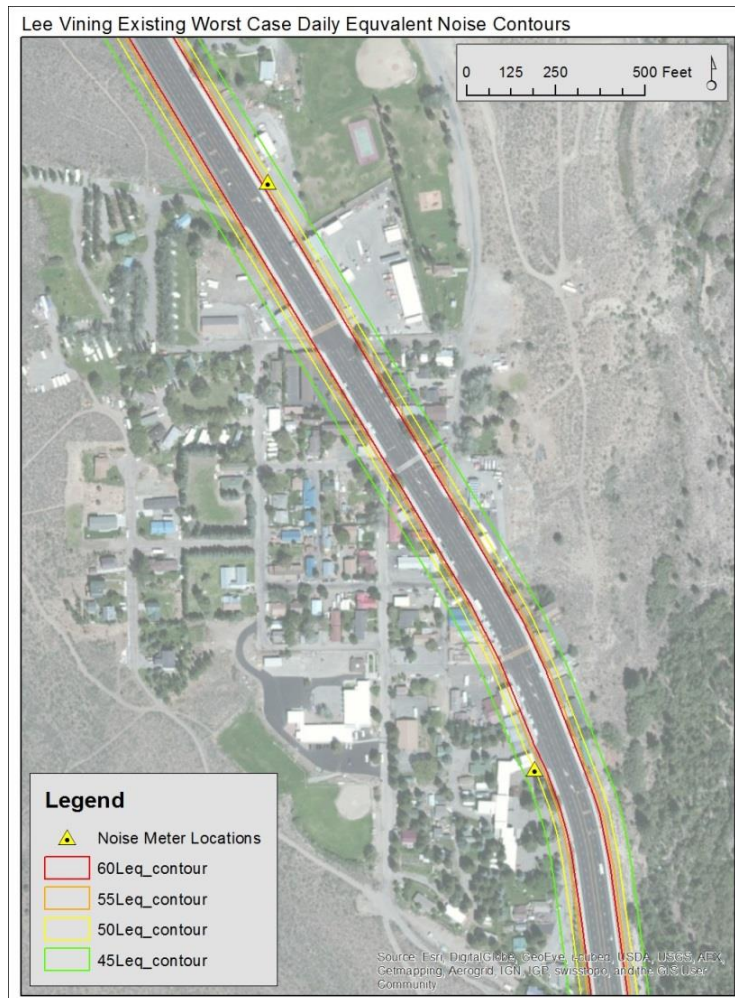


FIGURE 4.14-1: Noise Contour Map for Lee Vining

As previously presented in Table 4.14-4 and discussed more fully in Impact 4.14-3, aircraft use at Bryant Field and Lee Vining Airport has been stable and is expected to remain so through at least 2020. Other noise sources, such as industrial and mining uses, remain relatively few in number. The proposed General Plan *Land Use Element* generally separates industrial and industrial park land uses from residential community uses, with Bridgeport being an exception, and resource extraction would be an allowed use only in the Mammoth vicinity, which has limited residential potential due to land use designations. Commercial and service commercial land uses would also be restricted to the communities of Bridgeport, Lee Vining, Long Valley, Chalfant, Benton and June Lake. Potentially noise-intensive uses in these areas would be subject to the noise exposure limits shown in Table 1 and the noise attenuation requirements reviewed in Table 4.14-11 (Mitigating Policies) which require project-specific acoustical analysis of projects where existing and/or project-related noise levels exceed County noise standards.

If approved and implemented, a biomass facility is another use that could result in noise impacts to surrounding land uses. Although the Biomass Feasibility Study indicates, in the FAQ sheet, that noise associated with the thermal biomass unit will be limited to occasional truck traffic for the delivery of wood chips, the experience of existing biomass facilities points to the importance of careful siting, including complaints about odors and noise, and supports a

recommendation that biomass plants should be located as close as possible to the fuel supply, and far from residential neighborhoods.⁴ The Feasibility Study recommends that the biomass facility be co-located in Mammoth Lakes at the Mammoth Mountain garage, located on Minaret Road about halfway between the town and the ski area. Depending on the location and characteristics of the site ultimately selected, noise from this facility has potential to cause annoyance or conflict with surrounding homes. A mitigation recommendation was previously provided in Section 4.3 (Air Quality and Greenhouse Gases) to address this issue.

A wide range of projects will be undertaken over the lifetime of the *Draft RTP/General Plan Update*. All will require further review, including compliance with applicable laws of CEQA (and often NEPA), most will also require regulatory and interagency approvals, design and engineering plans, permits and other discretionary actions prior to implementation. Many of the future activities, particularly construction activities, will have the potential to cause a significant temporary significant increase in ambient noise levels, which are low in most areas of Mono County. Given the proximity of land uses in most Mono County communities, it is anticipated that many future projects would directly impact noise-sensitive land uses during construction phases.

Noise levels for conventional construction activities would increase to levels as high as 85 dB (average); higher noise levels may occur for some types of project construction. Given the standard sound decay rate of 6 dB per doubling of distance, as well as irregular terrain, construction equipment noise may in many areas of the county be audible as far as several thousand feet from the source. County permitting would limit construction activities to daytime hours of lesser noise (typically weekdays from 7 a.m. to 5 p.m., 8 a.m.-5 p.m. on Saturdays, and no construction on Sundays). Because construction noise ceases when construction is complete, this impact is considered to be adverse, but **less than significant**. In combination with the policies recommended in the *Draft Noise Element*, the County's standard limits on hours of construction would be adequate to mitigate these effects, and no supplemental mitigation is required.

Implementation of *RTP/General Plan* projects would also cause, in some cases, a long-term increase in ambient noise levels on individual project sites and surrounding areas from noise generated by added traffic, residents and future uses at the project locations. Information in EIR §4.12 (Population & Housing) indicates that the population in the unincorporated area will grow from 5,968 in 2010 to an estimated 7,398 in 2040. This increase of 1,430 residents will reside in communities distributed over the roughly 1,210-square mile County land area. The comparatively low ambient noise levels measured in 1996 and 2013, combined with the modest population gains forecast over the next 25 years and appropriate siting and juxtaposition of land uses, as well as compliance with the maximum allowable exterior noise-exposure levels presented in Table 4.14-10 and the mitigating policies and actions contained in the *Draft RTP/General Plan Update* (as presented below), indicate that implementation of the proposed *RTP/General Plan Update* would not cause a substantial temporary or permanent increase in ambient noise levels, or expose people to noise levels exceeding adopted standards. The impacts are thus found to be **less than significant**.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE IMPACTS ON NOISE

Please refer to Table 4.14-11 in Appendix D

IMPACT 4.14(b): Would implementation of the proposed RTP/General Plan Update expose persons to or generate excessive groundborne vibration or groundborne noise levels?
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LESS THAN SIGNIFICANT.⁵ Groundborne noise and vibration are generated by transportation sources (particularly road and rail traffic) as well as construction equipment and blasting activities. Highly fractured but relatively hard rock

⁴ National Renewable Energy Laboratory (<http://www.nrel.gov/docs/fy00osti/26946.pdf>), *Lessons Learned from Existing Biomass Power Plants*, prepared by G. Wiltsee Appel Consultants, Inc., February 2000 (NREL/SR-570-26946).

⁵ Information in this section was based on a Vibration and Noise Analysis prepared for Mono County by Giroux & Associates as part of the *Rock Creek Ranch Specific Plan and Draft EIR*, July 2008.

deposits underlay much of Mono County, and boulders are also present in many locations. In such locations, construction may require that boulders be removed (often using a hydraulic ram to break and crush the rock) and near-surface rock deposits may require blasting. The release of energy from a blast can impact off-site locations through ground vibrations, air blasts and dust. When a blast is detonated, most of the energy produced travels through the rock and soil in the form of shock pressure waves and subsequent gas pressure. These vibrations cause individual particles to oscillate in random directions which, when intense, can cause structural damage. The oscillations weaken with distance as they expend energy passing through earth materials. Various studies have demonstrated that both the *frequency* of the vibration waves and the *peak particle velocity* are contributing factors in blast-related damage. Resulting impacts would vary depending on materials present and techniques used.⁶

Ground vibrations are a function of the distance from a blast to a given location and the quantity of explosives detonated at a given time. These two factors can be placed into a mathematical equation to determine safe distance limitations. When explosive charges are detonated at intervals of eight-thousandths of a second (8 ms), or more, they will not amplify one another. Therefore, the critical factor is not the total quantity of explosives consumed but rather the quantity detonated in one instant. To the human ear, a blast may sound as though all explosives detonated simultaneously, although they may have been several small blasts 8 ms or more apart. Scaled distance therefore considers the distance from the blast and the maximum quantity of explosives detonated within any 8 ms period.

Air blast is a compressive wave that travels through the atmosphere. If this wave is audible, it is called noise; at frequencies below 20 *hz* it is inaudible and referred to as concussion. This wave creates a pressure in the air greater than normal atmospheric pressure, and can be expressed as pounds per square inch (psi). It can then be converted to decibels (dB), which is a more common expression for sound. Air blast is primarily the result of energy that has not been confined at the blast site and is allowed to escape into the atmosphere. To achieve satisfactory fragmentation, it is essentially impossible to avoid some energy release, and when a sound wave enters the atmosphere it is virtually uncontrollable although certain natural conditions may determine its direction and local intensity. Thermal inversions in the atmosphere, or reflection off surfaces such as surrounding hills, will cause the wave to be refracted or bent away from its natural course. Wind will also distort the wave pattern and wrap it downward and possibly back toward the earth. The primary impact of air blasts is the rattling of windows and noise that startles the receiver; actual damage from air blasts is uncommon. On some occasions, the ground vibrations and air blast waves appear simultaneously, which can magnify the apparent intensity. The *Draft Noise Element* incorporates policies and actions that are specifically addressed to impacts associated with groundborne vibration and noise. As shown in Table 4.14-11, Policy 1.C.9 requires any project that would involve blasting or vibration to prepare an analysis that includes, among other elements, noise control measures and a monitoring program that evaluates the effectiveness of mitigation measures. In combination with the County's exterior noise standards and limits on construction, the mitigating policies and actions will reduce potential vibration impacts to **less than significant levels**.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE VIBRATION IMPACTS

Please refer to Table 4.14-11 in Appendix D

IMPACT 4.14(c): Would implementation of the proposed RTP/General Plan Update expose people residing or working in the project area to excessive noise levels for a project located in an airport land use plan or (where such a plan has not been adopted) within two miles of a public airport or public-use airport or private airstrip?

LESS THAN SIGNIFICANT. The FAA notes that multiple noise sources impact an aviation environment. Noise is produced by aircraft equipment power plants, transmission systems, jet efflux, propellers, rotors, hydraulic and

⁶ Note that vibration impacts also occur with seismic shaking, when the sudden movement of a fault releases energy that travels through the earth as seismic waves. When the seismic waves reach the earth's surface, they result in earthquake ground motion. Impacts associated with seismic shaking are addressed separately in EIR §4.5 (Geology).

electrical actuators, and many other sources. Noise is also caused by the aerodynamic interaction between ambient air (boundary layer) and the surface of the aircraft fuselage, wings, control surfaces, and landing gear. Although airports are considered to be major noise sources in Mono County (second to highway transportation), the Noise Element identifies both Bryant Field and Lee Vining Airport as low-volume facilities. Aircraft operations at both facilities are limited to single-engine aircraft, both at present and through the five-year planning forecast period.

The draft Mono County Land Use Element notes that at Bryant Field Airport, the 55 dB CNEL contour projects partially into the residential area to the east of the airport. The airport noise impact to this area is infrequent and intermittent, and therefore not significant; this same area experiences greater and more frequent noise impacts from the adjacent highway traffic on SR 182. Single-engine aircraft operations at Bryant Field increased from 3,375 in 2005 to 4,000 in 2010. Although a drastic increase in future airport activity could cause the noise impacts at Bryant Field to become significant, the forecast indicates that single-engine aircraft operations at Bryant Field will continue at a rate of 4,000 per year through at least 2020.

Single-engine aircraft operations at Lee Vining increased from 2,000 in 2005 to 2,667 in 2010. No residential development or other sensitive noise receptors presently exist or are planned adjacent to the Lee Vining Airport. Although the RTP indicates that Lee Vining Airport is among the public airports closest to Yosemite National Park, and has potential for increased use by visitors to Yosemite, operations at Lee Vining are expected to continue at 2,667 per year through at least 2020.

Master Plans for both Bryant Field and Lee Vining Airport indicate that projected increases in aircraft volume at those airports will not significantly affect noise contours. Mammoth Yosemite Airport (which is regulated by the Town of Mammoth Lakes) is located outside the town boundaries. The Mammoth Yosemite Airport Layout Update Plan forecasts that aircraft use at the facility will increase in volume and in the type of aircraft (including medium-sized turbine-powered aircraft). Enplanements are estimated by Mammoth Mountain Ski Area to increase from 26,200 in 2011 to an estimated 130,500 in 2028 (based on a 60% load factor), reaching 140,000 in 2030.⁷ Although noise estimates were not updated as part of the 2012 Layout Plan, the Town of Mammoth Lakes 2007 *General Plan Update EIR*⁸ found that the airport has relatively small CNEL 70 and 75 noise exposure areas; all areas exposed to CNEL 65 and higher are within the airfield boundary on either airport property or on vacant land that is controlled by the airport through leases or use permits. The *General Plan EIR* concluded that airport improvements would comply with applicable regulatory requirements and not result in the exposure of sensitive receptors to excessive noise levels.

The considerations above indicate that a) Mono County implementation of the proposed *RTP/General Plan update* would not expose people residing or working in the vicinity of either Bryant Field or Lee Vining Airport to excessive noise levels, and b) improvements undertaken by the Town of Mammoth Lakes to the Mammoth Yosemite Airport would not expose that airport facility to excessive noise levels. Policies and actions are recommended in the *draft Noise Element*, the *Draft RTP*, and the draft *General Plan Land Use Element* to ensure that existing and proposed land uses (including airport operations) are consistent with applicable standards and regulations (see Table 4.14-11). Impacts would be ***less than significant***.

RTP/GENERAL PLAN POLICIES AND ACTIONS THAT MITIGATE VIBRATION IMPACTS

Please refer to Table 4.14-11 in Appendix D

⁷ Town of Mammoth Lakes, *Revised Airport Layout Update Plan for Mammoth Yosemite Airport*. May 2012. <http://www.ci.mammoth-lakes.ca.us/DocumentCenter/Home/View/2906>

⁸ Town of Mammoth Lakes, *General Plan Update Draft EIR*, May 2007. <http://www.ci.mammoth-lakes.ca.us/DocumentCenter/Home/View/205>

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 5

CUMULATIVE EFFECTS

5.1 INTRODUCTION

CEQA Guidelines §15130(a) requires an EIR to analyze whether impacts resulting from a proposed project are cumulatively considerable; in turn, §15355 defines a cumulative impact as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” This chapter identifies cumulative impacts that could result in association with implementation of the *RTP/General Plan Update*. Cumulative impacts comprise the range of environmental changes that could occur in response to the incremental effect of the proposed project plus other closely related past, present and/or reasonably foreseeable future projects, including individually minor but collectively significant effects that may occur over time.

5.2 METHOD OF ANALYSIS

CEQA Guidelines §15130(b) states that the discussion of cumulative effects must “reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone.” Two methods are identified for the assessment of cumulative effects:

- A list of past, present and probable future projects producing related or cumulative impacts (including, if necessary, projects outside the control of Mono County); or
- A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that evaluates conditions contributing to the cumulative effects (for example, a general plan, an RTP, or prior CEQA assessments).

The proposed *RTP/General Plan Update* and related planning initiatives embody a wide-ranging review and assessment of past, present and future projects and associated environmental effects, including consideration of plans and projections developed by regional, state and federal agencies. Moreover, because the *Draft 2015 General Plan Land Use Element* proposes only minor changes from the land use designations shown in the *2001 General Plan*, it is not anticipated that the project would increase the level of build-out development. For these reasons, the analysis provided in this section is based on an assessment of foreseeable future projects that may, in combination with the proposed Mono County *RTP/General Plan Update*, result in impacts that compound or increase other environmental effects.

5.3 CUMULATIVE PROJECT CONSIDERED IN THIS SECTION

One potential future project is considered in this section:

- Future implementation of a program whereby water rights holders in Bridgeport Valley and Antelope Valley sell all or part of their water entitlements for use in restoring the Walker Basin in Nevada.

5.3.1 Water Transfer Program**5.3.2.1 Background**

In 2005, Congress enacted legislation to restore Walker Lake in Nevada. Walker Lake is a ‘closed’ basin, located at the basin’s lowest point, with no outflow or discharge except through evaporation. The program would involve acquisition of water rights from willing sellers in the Walker Basin watershed. The Walker River Basin covers about 4,000 square miles in west-central Nevada and eastern California, flowing from its headwaters at the East Walker River and the West

Walker River in the Sierra Nevada, to its terminus at Walker Lake in western Nevada. The California portion represents about 25% of the basin, and accounts for the majority of precipitation and surface water flows; the majority of consumptive use occurs in Nevada.

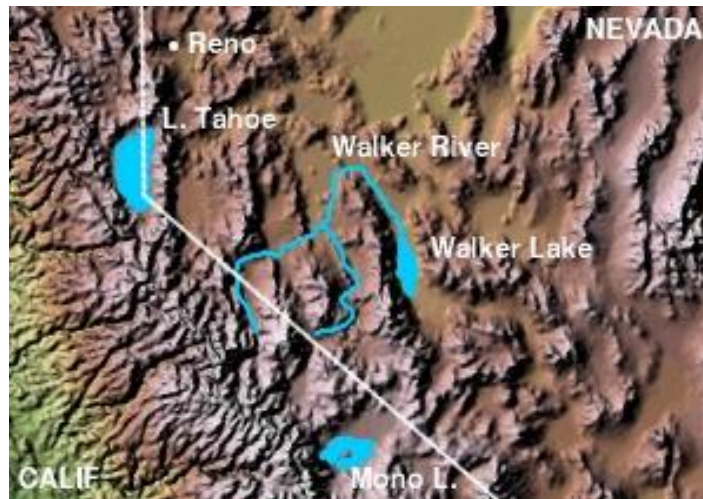


FIGURE 5-1. Walker River Basin

Legal protections for the water resources of Walker Basin began with a 1963 agreement between the California Department of Fish and Wildlife (CDFW) and the Walker River Irrigation District (WRID). The agreement allowed for enlargement of Bridgeport Reservoir, provided WRID would maintain a minimum pool of 1,500 acre-feet/year (AFY) during years when conditions allowed, and a minimum instream flow of the lesser of 50 cubic-feet/second (cfs), or the natural flow on the East Walker River. Despite the protections afforded by the 1963 agreement, the base elevation of Walker Lake has since declined by about 150 feet, salinity levels have continued to rise (from about 2,500 milligrams/liter (mg/l) to more than 17,000 mg/l), and ecological values have been increasingly compromised.

The 2005 legislation (PL 109-103) created the Desert Terminal Lakes Program, including funding to support needed studies. Using funds created through the legislation, the University of Nevada in 2007 began collaborating with the Desert Research Institute on a wide-ranging research program to provide information for the restoration project, including the possible acquisition or leasing of water rights in the watershed. The main objective of the research program is to develop hydrologic, ecologic, economic and agricultural data as needed to inform program decisions. The program will support acquisition and leasing of water from willing sellers, as well as associated conservation, stewardship and research activities.

The Walker Basin Restoration Program was established by Congress as part of Public Law 111-85 in October 2009. The Program's core purpose is to restore and maintain Walker Lake, a natural desert lake in Nevada at the terminus of the Walker River stream system of Nevada/California. The program is managed by the National Fish and Wildlife Foundation (NFWF), a federally chartered nonprofit organization established in 1984 to further the conservation and management of the nation's fish, wildlife, plant and habitat resources for present and future generations. Through the program, NFWF is seeking to increase instream flows to Walker Lake and to balance the interests of landowners, water-user organizations, Native American tribes, local governments, state and federal agencies, and nonprofit organizations through a comprehensive basin-wide strategy.

The strategy includes voluntary water transactions and water management initiatives; community-based conservation and stewardship; and applied research and demonstration projects. As of mid-2014, the program had acquired more than 60 cfs of decree water rights, 5,570 acre-feet (AF) of storage water rights, 9,870 AF of groundwater rights, and over 6,300 acres of land from willing sellers for a cost of about \$45 million. For ease of reference, a table is provided below (and also provided in EIR §4.8, Hydrology) with conversion factors for the terms used in this section:

<u>CONVERSION FACTORS</u>	
1 million gallons per day (mgd)	= 1.547 cubic-feet per second (cfs)
1 mgd	= 3.08 Acre-Feet per Day = 1,123.4 AF per Year (AFY)
1 acre-foot (AF)	= 43,560 cubic-feet = 324,900 gallons
1 cfs	= 450 gallons per minute = 1.983 AF per 24 hours = .646 mgd
1 AF	is about the amount of water needed to supply a family of 4 for 1 year

5.3.2.2 Water Transfer Transactions in Mono County

The analysis of potential transactions in California is being spearheaded by the Resource Conservation District (RCD) of Mono County. The RCD is working with both NFWF and Mono County to advance discussion of the County’s potential participation in the water transactions component of the Walker Basin Restoration Program.

In 2012, NFWF and Mono County signed a Memorandum of Understanding to move forward with exploration of expanding the water transaction program into California. Key elements of the Memorandum include:

- *The Mono County Board of Supervisors (“Board”) will review, comment on and consider approval of a proposal to implement a short-term Water Leasing Demonstration Program in Mono County as well as other programs, including development of appropriate policies for the General Plan and CEQA review as needed;*
- *The Board will retain discretion to conditionally approve, approve, disapprove or modify any proposal presented to it under the California Program;*
- *NFWF will work to develop grant agreements to support the California Programs, and will not authorize the lease or purchase of water or land until the Mono County Board has completed its review;*
- *NFWF will reimburse Mono County for the costs of processing, environmental review and related expenses pertaining to the Program; and*
- *The MOU will remain effective for the duration of NFWF’s grant agreement with the Bureau of Reclamation.*

During 2014, the RCD prepared, and provided to Mono County for review and comment, a preliminary Feasibility Assessment to identify potential impacts of the Water Transfer Program that may conflict with policies and goals identified in the Mono County General Plan. The Feasibility Assessment does not identify specific flow volumes proposed to be transferred from Mono County to Walker Lake in Nevada. However, volumes mentioned in prior communications have ranged from 25,000 AFY (cited in a written communication from California Department of Fish and Wildlife to the State Water Resources Control Board) to 50,000 AFY (cited in communications between Mono County and NFWF).

5.3.2.3 Potential Cumulative Impacts

Potential cumulative impacts of the Water Transfer Program, as identified in the 2014 Feasibility Study prepared by the RCD, are summarized in Table 5-2:

TABLE 5-2: Potential Cumulative Effects of the Water Transfer Program	
TOPICAL ISSUE	POTENTIAL EFFECTS
Agricultural and Forestry Resources	Landowners who permanently transfer irrigation water rights may seek entitlements to subdivide the property or use the property for other nonagricultural purposes. The Mono County General Plan specifically identifies the need to avoid conversion to non-agricultural use unless such conversion enhances other critical resource values.
	Decreases in the amount or timing of water flowing through irrigation ditches may reduce stock-water availability for grazing.

Aesthetic and Scenic Values	Permanent cessation of irrigation may lead to a change of habitat type from meadows to drier sagebrush vegetation. This transition may impact aesthetic and scenic values in the Walker River watershed.
	The loss of meadow habitat may impact scenic values on an estimated 6,000 acres in Bridgeport Valley, and 1,300 acres in Antelope Valley, thereby impacting tourism.
Biological Resources	The entire study area is recognized as important habitat for the Bi-State greater sage-grouse; permanent cessation or other changes in irrigation may reduce habitat viability and thus the Bi-State greater sage grouse population in Mono County.
	Preliminary review indicates at least 11 plant species designated as rare or threatened may be in the transfer area and subject to impacts associated with reduced water availability.
	Wetland delineations are required to assess potential impacts on wetland habitat.
	A release in storage water may lower surface water levels in some reservoirs (most notably Twin Lakes Reservoir) to a point that would adversely impact fishery values, including the cutthroat trout and other native fish populations.
	Irrigation management changes may favor invasive nonnative plant materials.
	Irrigation changes may conflict with conservation easement requirements for some properties.
Cultural Resources	Potential impacts to cultural resources were not considered in the RCD feasibility assessment.
Hydrology and Water Quality	No information is currently available about the interaction between groundwater and surface waters in the Bridgeport Valley. Characterization of hydrologic conditions (possibly including short-term pilot studies) will be undertaken during the Mono County CEQA review.
	While wetlands are present throughout Mono County, the communities of Bridgeport and June Lake have been found in the <i>RTP/General Plan Update</i> biological assessment to have a high percentage of plant species that are classified by federal regulators as wetland species. Both of these communities (along with Antelope Valley and the Tri-Valley area) are considered to be high-hazard flood zones, indicating that the loss of wetlands would have potential to impact flood risk.
Land Use and Planning	Irrigation changes may conflict with conservation easement requirements for some properties and may conflict with policies of the Mono County General Plan.
	The transfer of water supplies out of Mono County may impact ability to meet future water demands for domestic consumption, fire suppression, conservation and other planned uses.
Recreation	Lower surface water levels may adversely impact tourism and recreational values in some reservations and downstream areas.

5.3.3.4 Current Status and Future Steps

As of 2015, Mono County is in the process of requesting grant funding from NFWF to undertake a CEQA review and other studies to independently analyze the Water Transfer Program as needed for the Board to review, comment upon and consider approval of the program in Mono County. The studies will include development of General Plan policy proposals to guide the water transactions, if undertaken, and to reduce the impact of project implementation on Mono County resources. The County’s scope of work may include one or more short-term demonstration projects. Mono County anticipates that CEQA documentation will be available for public review and comment during 2017.

5.3.3 Water Reclamation and Landfill Closure

In its comments responding to the Notice of EIR Preparation, the Lahontan Regional Water Quality Control Board (LRWQCB) requested that the EIR consider the point impacts of all General Plan components including the impacts to groundwater resources of increased impervious surfaces and compacted soils, changed watershed hydrology and flood

risk, impacts on beneficial uses such as wildlife habitat, and impacts to habitat connectivity in watersheds, with mitigation measures to reduce impacts to less than significant levels. LRWQCB recommended that Mono County consider the use of water reclamation as General Plan implementation strategy, and also requested consideration of the cumulative effects associated with closure of existing landfills.

EIR §4.8 (Hydrology) notes that although surface waters in Mono County are generally of very high quality, a number of issues may in the future jeopardize water quality and supply including, most notably, emerging evidence of earlier snow melt and/or less snowfall during spring. Eight water bodies in Mono County are included on the list of impaired water bodies. A widespread lack of information has been identified in the management plans prepared for Mono County watersheds including, for the West Walker River watershed (as an example): a) insufficient water quality data to evaluate trends and identify most sources of contaminants; b) the watershed sediment budget is insufficiently understood to implement a total maximum daily loads (TMDL) program; c) nutrient cycling, retention, and release on Antelope Valley agricultural lands are insufficiently understood to know whether a significant pollution problem exists and what changes in practices would be most effective; d) Antelope Valley stream-groundwater interactions are insufficiently understood to predict the effects of increased groundwater pumping; e) the long-term reliability of septic systems with respect to contamination of nearby wells and streams is unknown; and f) the hydrologic and ecologic effects of climatic variability and potential trends in climate within the Upper Owens River watershed are unknown and warrant contingency planning. A number of Mono County communities have identified uncertain future water availability as a concern for fire safety as well as domestic consumption associated with planned growth. In whole, EIR §4.8 concludes that project approval would have potentially significant adverse impacts on water quality, compliance with waste discharge requirements, water supply, and drainage and erosion.

With respect to impacts associated with operation and closure of existing landfills, a large body of information is available indicating that unlined sanitary landfills release potentially significant amounts of harmful chemicals to underlying soils and groundwater, and that such releases may include potential carcinogens and toxic compounds that represent a threat to public health¹ as well as groundwater quality. There is also evidence that although leachates are highly pollutinal, once they pass into surrounding soils, various soil interactions (dilution, absorption and microbial degradation) may tend to reduce impacts of this loading on underlying groundwater quality.² The IRWMP notes that groundwater in the vicinity of the Benton Crossing landfill is monitored with a series of wells to detect groundwater quality changes resulting from materials leaching out of the landfill, and reports that low concentrations (1-2 ppb) of three volatile organic compounds have been detected in these wells. The concentrations are well below the maximum contaminant levels, and appear to be stable. Some research has shown that groundwater monitoring systems may not effectively identify pollution (during and following closure) due to aging of monitoring system components and limitations on the range of chemicals that can be effectively monitored.³

Issues associated with landfill leachates and active and post-closure monitoring may increase as the population of Mono County increases from 5,968 as of 2010 to the anticipated build-out total of 48,702. It is again noted, however, that both the direct and cumulative impacts will be no greater under the proposed *RTP/General Plan Update* than would occur under the existing *General Plan* because the changes in land use designation are comparatively minor (largely a result of the fine-tuning that was made possible with use of GIS and polygon analysis, as well as General Plan Amendments approved since 2001, and refinements to planning area designations and boundaries). The only substantive change involves the proposed repeal of the Conway Ranch Specific Plan, which would re-designate approximately 855 acres of land currently shown as Specific Plan to Open Space, with an additional three acres of land currently developed with single-family homes would be re-designated from Specific Plan to Single-Family Residential (a change that would reduce direct and cumulative impacts). Landfill closure, once accomplished, is anticipated to provide a significant reduction of threat to water quality as the impermeable cap eliminates infiltration, and landfill gas systems (LFG) that will be part of closure construction will also reduce those threats to water quality.

¹ Lee, G.F., Jones-Lee, A., G., Fred Lee and Associates, *Impact of Municipal and Industrial Non-Hazardous Waste Landfills on Public Health and the Environment: An Overview*, prepared for Cal EPA's Comparative Risk Project, May 1994.

² Zaroni, A.E., *Groundwater Pollution and Sanitary Landfills, A Critical Review*, presented at the National Groundwater Symposium, 1971.

³ Lee, G.F., Jones-Lee, A., G., Fred Lee and Associates, *Review of Potential Impacts o Landfills and Associated Postclosure Cost Issues*. April 2012.

As a participant in the Inyo-Mono Integrated Regional Water Management Plan, the coordination of *Draft RTP/General Plan* policies with the IRWMP has been a priority for Mono County. EIR §4.8, Table 4.8-7, provides a detailed summary of how IRWMP objectives and management strategies are proposed to be incorporated into the County's ongoing planning effort. As noted therein, the strategies and policies cover a wide range of objectives including water supply protections, water quality enhancements, stewardship of water-dependent natural resources, maintenance of water and sanitation infrastructure, tools to address climate variability and reduce GHG emissions, integration of disadvantaged and small communities into the IRWM planning process, sustainable management of floodplain and stormwater systems, sound groundwater monitoring and management (interestingly, none of the IRWMP strategies and policies address landfills, either during operation or after closure).

In combination, these strategies and policies and actions will reduce the direct and cumulative impacts on water supplies, soils, water quality, erosion and watershed management; the degree of benefit achieved will depend on how the various programs are developed, managed and funded. EIR §4.8 also provides information requested in NOP comments received from the LRWQCB, including information about hydrologic units in Mono County, General Plan activities that may require permits issued by LRWQCB or the Water Board, a request that County policies reflect strategies recommended in the IRWMP for watershed management, emphasis on use of Low-Impact Development and associated stormwater control measures as the best way to reduce impacts to watersheds, and recommendations that Mono County identify existing sources of hydro-modification and develop appropriate mitigation measures and that the County also consider use of recycled water as a General Plan Management Strategy.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 6

ALTERNATIVES

6.0 INTRODUCTION

6.1 CEQA REQUIREMENTS

CEQA requires that an EIR analyze a range of reasonable alternatives to a project, or to the location of a project, that would feasibly obtain most of the project objectives while avoiding or substantially lessening one or more significant environmental effects of the project. There are no ironclad directives governing the alternatives to be considered; instead, the selection of EIR alternatives is guided by a “rule of reason” that requires an EIR to set forth only those alternatives necessary to permit a reasoned choice (CEQA Guidelines §15126.6[f]). Where a potential alternative was examined but not chosen as one of the range of alternatives, the CEQA Guidelines require that the EIR briefly discuss the reasons the alternative was dismissed.

A Notice of Preparation was circulated to the public and responsible and trustee agencies during June 2014 to solicit comments on the EIR scope and recommendations for a reasonable range of alternatives to the General Plan. No specific alternatives were recommended by commenting agencies or the general public during the NOP public review process; however, the NOP comment letter received from the Water Quality Control Board – Lahontan Region (LRWQCB) requested that the EIR identify current and future recycled water projects. Since there are currently no recycled water projects serving customers outside Mammoth Lakes, the LRWQCB request is analyzed in this section as an alternative that would potentially lessen the adverse effects on water availability identified in EIR §4.8, Hydrology. The NOP is provided in Appendix A. Copies of the NOP comment letters are provided in Appendix B, and EIR §1.7 provides a summary of key points raised in the NOP comment letters.

6.2 FACTORS GUIDING SELECTION OF ALTERNATIVES

6.2.1 Project Objectives

The alternatives to the Draft Mono County *RTP/General Plan Update* were selected to minimize significant environmental impacts while fulfilling the basic objectives of the project. The basic objectives of the proposed project, as stated in EIR §3.2, Project Description, are to:

- *Update the General Plan and RTP and Provide Long-Term Planning Guidance: Provide updates that are consistent with the Mono County vision and goals, and provide the County with long-term planning guidance in the form of specific objectives, policies, goals and programs that balance employment, housing, public services, economic growth and recreational opportunities with the need to protect and maintain the county’s environmental resources. Ensure that the updates address changes in circumstances, community priorities, and new requirements of law.*
- *Respect Community Preferences and Private Property Rights: Ensure that the RTP/General Plan and related planning efforts respect private property rights as well as the short- and long-term planning goals and objectives developed and recommended by the Mono County Planning Commission, Regional Planning Advisory Committees and communities. Within that framework, reflect the regional goals developed in collaboration with landowners, responsible and trustee agencies, regional planning partners, businesses, and other stakeholders. Adopt policies and undertake programs that combine innovative planning and sound science with the values of Mono County residents to achieve a sustainable future.*

- Protect the Outstanding Scenic, Recreational and Environmental Resources of Mono County: Consistent with the Vision of the Mono County General Plan, protect the outstanding scenic, biological and recreational values and rural character of Mono County through environmentally responsible resource management, thorough analysis of potential impacts and alternatives and cumulative effects associated with the proposed RTP/General Plan Update and related planning initiatives, and cost-effective allocation of available funds.
- Facilitate Streamlining and Tiering of Future CEQA Documents and Provide Incentives for General Plan Compliance: Facilitate tiering of environmental documents to streamline CEQA compliance for future projects that conform to policies of the updated RTP and General Plan, consistent with the provisions of CEQA. Encourage and support tiering as a means to reduce the cost and redundancy of CEQA compliance in Mono County while safeguarding environmental resources and encouraging projects that conform to the General Plan.
- Strengthen County Infrastructure: Incorporate policies that provide for sound and forward-looking development, management, and maintenance of capital facilities, communications facilities, and community services.
- Promote Resource Efficiency: The objective to achieve and maintain resource efficiency is an integral part of the proposed project, as expressed in policies and actions proposed for numerous elements of the RTP/General Plan Update. Additional specific objectives are to reduce GHG emissions by (a) adopting a GHG-reduction goal consistent with AB 32, (b) developing estimates of feasible GHG reductions, (c) integrating feasible measures into the updated General Plan as a set of adopted policies and specific actions, and (d) complying with CEQA Guidelines §15183 to facilitate the assessment of future projects' compliance with adopted GHG policies and actions.
- Strengthen the Mono County Economy and Support Vibrant Rural Communities: As part of the current planning effort, the County has prepared an Economic Development Strategy that is intended to strengthen and enhance job opportunities and economic conditions throughout Mono County, and the initial principles and strategies are incorporated into the General Plan. As with many other project elements, the strategic plan includes strong provisions for multi-jurisdictional collaboration.

6.2.2 Potential Significant Adverse Environmental Effects

The significant environmental impacts associated with implementation of the Draft *RTP/General Plan Update*, as identified in this EIR, include:

- Impacts to Biological Resources: Potential impacts on candidate, sensitive and special-status species, potential impacts on riparian and other sensitive natural communities, potential impacts on wetland resources, and potential impacts on wildlife movement and nursery sites.
- Impacts related to Geologic Hazards: Potential exposure of residents and visitors to seismic effects, erosion impacts, potential exposure of residents and visitors to unstable geologic conditions, and loss of mineral resources.
- Public Safety Hazards: Human and environmental hazards including potential for release of hazardous materials, impacts related to inadequate emergency response, exposure to wildland fire risks, and potential exposure of residents and visitors to hazardous conditions including avalanche, landslides, dangerous storms, rockfall and volcanic activity.
- Impacts to Cultural Resources: Potential for impacts to prehistoric or historical resources, potential impacts to paleontological resources and potential impacts to sacred lands.
- Impacts to Water Quality, Hydrology and Water Supply: Potential for violation of water quality objectives, potential for violation of waste discharge requirements, potential for inadequate water supplies to meet community needs, and potential for impacts related to drainage and erosion.
- Recreation: Impacts on environmental resources associated with recreational facilities and activities.
- Impacts to Aesthetic and Visual Resources and Dark Night Skies: Impacts to scenic resources in a state scenic highway, degradation of visual character or quality, and reduced daytime and nighttime views due to added sources of light and glare.

- Delivery of Services: Potential inability of some special districts and service areas to reliably meet demands of growth and assure public safety.

6.3 Selection of Alternatives

CEQA Guidelines §15126.6(b) states that the range of alternatives should include those that could feasibly accomplish most of the basic project objectives and could avoid or substantially lessen one or more of the significant effects. The EIR should also briefly describe the rationale for selecting the alternatives, and identify any alternatives that were considered by the lead agency but rejected as infeasible; among the factors that may be used to eliminate alternatives from detailed consideration are a) failure to meet most of the basic project objectives, b) infeasibility, or c) inability to avoid significant effects. CEQA Guidelines §15126.6(c) states that the EIR should provide sufficient information about each alternative to allow meaningful evaluation, analysis and comparison with the proposed project, and allows use of a matrix to display major characteristics and significant effects of each alternative.

6.3.1 Alternatives Considered in this EIR

Alternative 1: No Project Alternative. Under Alternative 1, the County would not adopt or implement the Draft *RTP/General Plan* Update or the related planning initiatives. The existing 2001 Mono County *General Plan* (all elements) and the 2008 RTP (with 2013 updates) would continue to be implemented as at present, and no changes or other planning initiatives would occur until subsequent proposals are formulated, evaluated under CEQA, and considered for approval by the Mono County Board of Supervisors and other responsible and trustee agencies.

Alternative 2: Compact Development Alternative: Both the existing and the proposed *RTP/General Plan Update* reflect a long-standing priority of Mono County to limit growth to existing communities. Opportunities remain that would enable this goal to be more fully realized. Alternative 2 considers a series of steps that would curtail development outside community areas through increased minimum acreage requirements for subdivisions, agricultural lands and other similar uses, and through higher development density allocations within defined community boundaries.

Alternative 3: Proactive Resource and Biological Policy Alternative: During the course of the *RTP/General Plan* update, the County considered a wide range of potential policies for each of the *General Plan* elements. The County ultimately recommended policies for each *General Plan Element* based on an assessment of their ability to feasibly achieve the stated project objectives. At the same time, it was recognized that some of the excluded policies had substantial merit, and warranted consideration. Alternative 3 presents and describes policies for resource efficiency and biological conservation that were considered and found meritorious but ultimately not recommended due to potential infeasibility.

6.3.2 Alternatives Rejected from Further Consideration in this EIR

CEQA Guidelines §15126.6 states that the discussion of alternatives should focus on alternatives that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree attainment of project objectives, or would be more costly.

Alternative 4: Water Reclamation Alternatives: Several areas of Mono County are currently water limited and other areas are likely to encounter water-supply limitations in future years. Quite a few Mono County community areas rely on groundwater supplies for which safe yield is unknown, and other communities rely on groundwater that does not meet drinking water standards and must be blended or treated, often at significant cost, to become potable. These constraints indicate that there may not be sufficient water supplies available from existing entitlements, facilities and resources to serve *RTP/General Plan* growth in some parts of the county.

The lack of a reliable water supply is identified in §6.2.2 as a significant and unavoidable adverse project impact, as is the potential for improper discharge of wastes and associated impairment of water quality. In its comments on the EIR Notice of Preparation, the LRWQCB urged Mono County to take a critical look at the cumulative effects on water quality that could result from project implementation, including point impacts and impacts to groundwater resulting from increased impervious surfaces, soil compaction, changes in water quality, impacts on beneficial uses and habitat

connectivity, potential flooding implications and landfill implications. In its comments on the NOP, LRWQCB encouraged Mono County to consider the use of recycled water as an implementation strategy in the *RTP/General Plan Update*.

As discussed in EIR §4.8 (Hydrology), Impact 4.8-3, despite the potential limitations on water supply, there are no water reclamation activities in any county locations outside the Town of Mammoth Lakes; only the Mammoth Community Water District currently engages in recycling. However, limited reclamation has been included as an element of at least one project. During 2008, the Board of Supervisors approved the Rock Creek Ranch project in Paradise, including a package wastewater treatment plant that would be equipped with a filtration and disinfectant system, with discharge of the treated effluent to unlined ponds on the site and subsequent use of the recycled/reclaimed water to spray irrigate the common and open-space areas. Although subsequent project amendments eliminated the package treatment plant, significant concerns were raised by LRWQCB (and others) concerning aspects of the proposed plan. In particular, LRWQCB emphasized the need for daily management of package treatment plants by a skilled and certified operator in order to avoid adverse outcomes including odors, nuisance conditions, and violation of water quality objectives; LRWQCB also noted that seasonal variations in temperature and precipitation rates could impact plant performance.

LRWQCB referred to *Basin Plan* statements indicating that “*package treatment plants should be owned or controlled by a public agency or a private entity with adequate financial and legal resources to assume full responsibility for the inspection, monitoring, maintenance, and eventual decommissioning/reclamation of the system.*” The Final EIR response stated that Mono County Public Works Department is reluctant to enter into such agreements due to other obligations. The County’s position has not changed, which is one of several considerations that lead to elimination of this alternative. Other considerations would further complicate the County’s ability to implement recycling in the foreseeable future, including the small resident populations in Mono County communities coupled with wide fluctuation in tourist populations, the extreme variability in seasonal weather conditions, and topographic constraints. Also important is the fact that LAFCO has identified deficiencies in many of the existing special districts and service areas, raising concerns that the substantial management requirements for recycling could not be reliably fulfilled. To address identified shortcomings, LAFCO has suggested a number of sphere changes and reorganizations that would have potential to enhance service delivery, reduce administrative costs, eliminate duplication of services and/or provide greater financial resources and economies of scale. However, LAFCO’s recommendations call for concurrence of the involved districts’ Boards of Directors.

For all of the reasons cited above, the alternative for Mono County to consider the use of recycled water as an implementation strategy in the *RTP/General Plan Update* has been eliminated from further consideration at this time. However, the Draft *RTP/General Plan Update* and related planning initiatives do incorporate a wide range of policies and actions designed to reduce potential direct and cumulative effects on water supply and water quality including, notably, numerous policies specifically designed to incorporate Integrated Regional Water Management Plan (IRWMP) Strategies into Mono County General Plan policies (including Water Resources and Water Quality Goal 1, Objective C, Policy 4: ‘*Encourage effective water conservation programs for communities outside Mono County that benefit from water resources originating in the county, including recycled water projects where feasible*’).

Alternative 5: Transportation Alternatives: The *Draft RTP* indicates that during document preparation, the potential need for and feasibility of alternative modes of transportation to better achieve a full range of multi-modal options for residents and visitors was conceptually considered. As discussed in EIR §4.2, the existing transportation system in Mono County includes the highway and roadway system, transit services, aviation facilities, and non-motorized facilities (generally recreational facilities for bicyclists and pedestrians). Alternatives considered during RTP preparation included new transportation modes and new routes for highways and roadways. It was concluded during this review that the options for alternative transportation modes and routes are limited by the county’s isolation, topography, extreme weather conditions, small population, large distances between communities, large amounts of publicly owned land, and environmental constraints. Due to these factors, it was concluded that the existing highway and roadway system will continue to be the major component of the transportation system in the county, and that alternatives will not be developed during the 20-year time frame of the *Draft RTP*.

6.4 ANALYSIS OF ALTERNATIVES

6.4.1 Alternative 1: No Project Alternative.

Under the No Project Alternative the County would not adopt or implement the Draft *RTP/General Plan Update* or the related planning initiatives. The existing 2001 Mono County *General Plan* (all elements) and the 2008 RTP (with 2013 updates) would continue to be implemented as at present, and no changes or other planning initiatives would occur until subsequent proposals are formulated, evaluated under CEQA, and considered for approval by the Mono County Board of Supervisors and other responsible and trustee agencies. New growth and development would be allowed as envisioned in the existing RTP and General Plan. Table 6-1 shows the acreages of each land use designation for the existing General Plan Land Use Element, compared to the proposed General Plan Land Use Element:

LAND USE DESIGNATION	2001 LUE		PROPOSED 2015 LUE		% Change in Acres, 2001-2015	% Change in Units, 2001-2015
	TOTAL AC	MAX DU ALLOWED	TOTAL ACRES	MAX UNITS ALLOWED		
AG - Agriculture	79,156	7,124	77,177	9,275	-2.5%	+30.2%
C - Commercial	173	2,595	157	1,762	-9.2%	-32.1%
CL - Commercial Lodging	41	615	44	502	+7.3%	-18.4%
ER - Estate Residential	4,426	1,798	4,454	1,453	+0.6%	-19.2%
I - Industrial	94	--	81	44	-13.8%	NA
IP - Industrial Park	41	--	22	7	-46.3%	NA
MFR - Multi-Family Residential	58	760	50	547	-13.7%	-28.0%
MU - Mixed Use	380	5,700	302	3,403	-20.5%	-40.3%
NHP - Natural Habitat Protection	31	6	40	8	+29.0%	+33.3%
PF - Public Facilities	555	--	6	7	-98.9%	NA
RE - Resource Extraction	556	--	139	2	-75.0%	NA
RM - Resource Management	29,810	745	31,469	736	+5.6%	-1.2%
RMH - Rural Mobile Home	508	417	442	384	-13.0%	-7.9%
RR - Rural Residential	4,201	1,076	4,021	992	-4.3%	
RU - Rural Resort	573	--	344	70	-40.0%	NA
SAA - Scenic Ag	4	4	3	10	-25%	+150%
SC - Service Commercial	12	--	8	32	-33.3%	NA
SFR - Single-Family Residential	1,027	3,981	899	2,732	-12.5%	-31.4%
SP - Specific Plan	1,745	2,264	957	1,582	-45.2%	-30.1%
OS - Open Space	68,377	848	82,096	1,026		
TOTAL PRIVATE LANDS	192,359	27,929	202,711	24,607	+5.4%	-11.9%

Although Table 6-1 points to substantial changes in acreage for a number of designations, these changes (as detailed in EIR §4.1, Impact 4.1(a)), are largely the result of the more-precise mapping utilized in this 2015 *General Plan Update*, as well as repeal of the Conway Ranch Specific Plan, General Plan Amendments approved since 2001, and refinements to planning area designations and boundaries.

Under this alternative, the existing RTP and General Plan policy framework and regulations would remain in effect for the foreseeable future, and the purpose and goals underlying proposed changes would not be realized. These underlying goals, which would not be realized with the No Project Alternative, include:

- Strengthened opportunities for multi-modal transportation;
- A conservation framework for protecting the Bi-State greater sage grouse population and other plant and wildlife species and habitats in Mono County;

¹ See the explanatory footnotes provided in source Table 4.1-6 (EIR §4.1, Land Use). the source table for

- Assertive steps to reduce greenhouse gas emissions and seek alternative energy sources;
- Incorporation of regional water management strategies into the County's basic General Plan policy structure;
- Integration and expansion of the County's waste management planning effort;
- Development of a more-extensive and interconnected trail system for recreational use;
- Upgrades to the design and layout of Main Street parking, traffic and commercial elements;
- New policies governing landownership adjustments to support riparian and natural resource conservation;
- Adoption of updated policies supporting improved stormwater management and implementation of Low Impact Development (LID) guidelines; and
- New land use designations for Conway Ranch.

Many of these plans and policies are only in the formative stages at this time, and cannot in any event be implemented without further CEQA analysis and discretionary review. Moreover, the No Project Alternative would not foreclose the option for future consideration of any of the proposed programs. However, because a number of the proposed programs are mandated by state legislation, the No Project Alternative would potentially foreclose some grant funding options that would otherwise be available to Mono County. Of particular concern in this regard would be the Regional Transportation Plan, the Integrated Regional Water Management Plan, the biological conservation policies, and the Resource Efficiency Plan and associated policies for reducing GHG emissions.

The No Project Alternative would not achieve basic project objectives to a) provide updated long-term planning guidance consistent with current state and federal policies, b) accurately reflect current RPAC preferences, c) provide additional means to protect environmental resources, d) facilitate tiering of later CEQA documents, e) support improvements to county infrastructure, f) reduce GHG emissions and encourage resource efficiency; or g) support vibrant rural economies. Nor would the No Project Alternative reduce one or more of the potentially significant adverse impacts associated with the project. In deferring adoption of conservation policies, the No Project Alternative would potentially undermine the recent USFWS decision not to list the Bi-State Greater Sage Grouse Population that considered the County's strong commitment to adopt protective local policies and regulations. Because it would allow for more homes and residents, the No Project Alternative would not reduce exposure to geologic and public safety hazards, or better protect mineral or cultural resources, or strengthen the ability of local utility and service districts to meet the demands of growth. Because the No Project Alternative does not allow for integration of IRWMP water management strategies or requirements of the proposed Grading Ordinance into the General Plan, it would fail to provide the County with effective tools for addressing water quality impairment, improved discharge of wastes, and reduced sedimentation. Moreover, the No Project Alternative would not comply with new General Plan requirements and planning laws, and would therefore compromise the legal adequacy of the county General Plan.

In summary, the No Project Alternative has no apparent advantages over the project as proposed, either in meeting basic project objectives or in reducing significant environmental effects, and is associated with several potentially significant drawbacks. Based on all of the considerations above, the No Project Alternative has been rejected as a CEQA alternative.

6.4.2 **Alternative 2: Compact Development Alternative**

6.4.2.1 **Introduction.** Both the existing *General Plan* and the proposed *General Plan Update* reflect a long-standing priority of Mono County to focus growth in and adjacent to existing communities. On the other hand, all of the General Plan land use designations (except Industrial Park) would allow for some level of residential development. Even the Open Space designation allows for limited residential development (up to one unit per 80 acres).

Under Alternative 2, the allowed residential density for the Agriculture use designation would be reduced from one unit per 2.5 acres to one unit per 40 acres, and the allowed density for Open Space would be reduced from one unit per 80 acres to one unit per 160 acres provided, however, that existing parcels (regardless of size) would be entitled to one unit. The lower density would reduce residential development potential on agricultural lands from 9,275 units (under the proposed *General Plan*) to 1,930 units; on open-space lands, the lower density would reduce development potential by half (518 units). In combination, these two revised density allowances would reduce overall build-out dwelling units and

population in Mono County by about one-third. In all other respects, Alternative 2 would be unchanged from the proposed *RTP/General Plan Update*.

6.4.2.2 Project Objectives. Alternative 2 would be substantially as effective as the proposed *RTP/General Plan Update* in meeting all of the basic project objectives. In some cases, Alternative 2 would be more effective, as discussed below:

- Update the General Plan and RTP and Provide Long-Term Planning Guidance: As envisioned herein, Alternative 2 would be identical to the current project proposal in all respects except that the allowed residential density for the Agriculture use designation would be reduced from one unit per 2.5 acres to one unit per 40 acres, and the allowed density for Open Space would be reduced from one unit per 80 acres to one unit per 160 acres. Alternative 2 would thus provide the same level of long-term planning guidance as the proposed project, and would place the same emphasis on providing specific objectives, policies, goals, actions and programs that balance employment, housing, public services, economic growth and recreational opportunities in Mono County with the need to protect and maintain the county's environmental resources.
- Respect Community Preferences and Private Property Rights: Alternative 2 is broadly consistent with countywide goal #11, that the overall attitude of RPACs and community planning groups is that growth should be contained in and adjacent to existing communities, that agricultural lands should be protected for their open space and economic value, that the protection of scenic resources is a critical concern, and that the use and development of resources should be regulated in a manner that allows for development but protects the resource. However, the density modifications contemplated in Alternative 2 were not presented to the community RPACs for discussion during development of the General Plan, and were not among the land use scenarios developed by the RPACs for consideration in the current update. Moreover, the reduced densities may be viewed as contrary to private property rights. By these key measures, Alternative 2 would be less representative of community goals and preferences, and less respectful of private property rights, than the current RTP/General Plan proposal.
- Protect the Outstanding Scenic, Recreational and Environmental Resources of Mono County: Countywide goal #11 states that the RPACs and community planning groups have generally expressed a desire to protect the county's natural resources, and that the overall attitude is that agricultural lands should be protected for their open space and economic value. By reducing the allowed density of residential uses in agricultural lands, Alternative 2 would more effectively adhere to this aspect of environmental protection than would the project as currently proposed.
- Facilitate Streamlining and Tiering of Future CEQA Documents and Provide Incentives for General Plan Compliance: The proposed project and Alternative 2 would both fulfill the objective to provide a basis for tiering when preparing future project level environmental documents that are consistent with the *RTP/General Plan Update* once adopted, and thereby reducing the cost and redundancy of CEQA compliance in Mono County while safeguarding environmental resources. There is no substantive difference between the project and Alternative 2 with respect to this objective.
- Strengthen County Infrastructure: The proposed project and Alternative 2 would both fulfill the objective to incorporate policies that strengthen County infrastructure. However, Alternative 2 would more closely adhere to Mono LAFCO policies that promote the expansion of existing communities instead of the development of new communities (Countywide Goal #5), and may also more closely support Countywide Goal #9, which notes that water quality regulations have sharply limited residential development in areas that are not supported by community water and sanitation systems and also references the lack of improved roads as an impediment to development; both limitations generally apply to open space and agricultural lands.
- Promote Resource Efficiency: Conservation agriculture can significantly reduce GHG emissions and aid in carbon sequestration. The Resource Efficiency Plan contains a goal (Goal CO-3) to preserve open space and agriculture as a means to sequester carbon, with incentives to support practices (minimizing soil disturbance, maximizing soil surface cover and stimulating biological activity) that can sequester carbon without disrupting normal agricultural activities. If coupled with the recommendations and incentives described in Goal CO-3, Alternative 2 would provide greater opportunities for reduced GHG emissions than would the project as proposed.

- *Strengthen the Mono County Economy and Support Vibrant Rural Communities:* The *Mono County Economic Development Strategy* identifies 10 strategy objectives, one of which is specifically rooted in the county's agricultural heritage: Objective 8 calls for development of regional food systems over the long term. The *Strategy* states that agriculture represents 3.9% of total county employment, and identifies agriculture as a viable industry segment opportunity through development of locally branded and sold agricultural products. The *Strategy* notes that a strong ranching and agricultural sector also helps to maintain the ambience and feel of Mono County, and contains a series of action steps to expand the ways in which agriculture contributes to the Mono County economy. The changed residential densities described under Alternative 2 would remove some of the growth pressures that could over time reduce the acreage of agricultural and open-space lands in Mono County. In light of the importance of agriculture to the economic development strategy, Alternative 2 would better support this objective than would the project as proposed.

6.4.2.3 *Avoidance of Significant Effects.* Alternative 2 would be more effective than the proposed project in terms of reducing or avoiding potentially most of the significant adverse project impacts identified in this EIR, as discussed below:

- *Biological Resources:* Biological surveys for the proposed *RTP/General Plan Update* were limited to community areas as depicted in the Biological Resources Report (see <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update> for the full report; a summary is provided in EIR §4.4.) For lands outside the survey areas (including most agricultural and open space lands as well as all public lands), this EIR does not and cannot characterize the types of impacts that are likely to occur; these potential effects would be determined through individual surveys conducted at the time specific land use proposals are under review. Alternative 2 would direct future growth away from land areas that have not yet been surveyed for potentially sensitive or protected plant and wildlife species. In so doing, Alternative 2 would more effectively avoid (as opposed to mitigate) the potential environmental effects on biological resources associated with the proposed *RTP/General Plan Update*. By concentrating growth in existing community areas, Alternative 2 would better accommodate the conservation of wildlife populations, corridors and habitat.
- *Geologic Hazards:* The potential exposure of residents and visitors to seismic effects, erosion impacts, unstable geologic conditions, loss of mineral resources and improper waste discharges would be substantially the same for Alternative 2 as for the proposed *RTP/General Plan Update*.
- *Public Safety Hazards:* Human and environmental hazards include the potential for release of hazardous materials, impacts related to inadequate emergency response, wildland fire risks, and potential exposure of residents and visitors to hazardous conditions including avalanche, landslides, dangerous storms, rockfall and volcanic activity. The exposure of residents and visitors to these hazards would be substantially the same for Alternative 2 as for the proposed *RTP/General Plan Update*. However, by concentrating growth inside existing community boundaries, Alternative 2 would allow more-effective deployment of human and material resources to respond to emergency situations.
- *Cultural Resources:* Many of the potentially significant impacts to cultural resources can be avoided or mitigated through cultural resource surveys of properties that are proposed for development; this would be equally true for the project as proposed and for Alternative 2. Cultural resources are also jeopardized by public access, particularly where unlawful trails expose cultural resources in unsurveyed areas to vandalism. The potential impacts to cultural resources would be substantially the same for Alternative 2 as for the proposed *RTP/General Plan Update*.
- *Water Quality Impairment, Improper Waste Discharges, Water Supply Uncertainty and Erosion:* In comparison with the proposed project, Alternative 2 would be more amenable than the proposed project to programs designed to avoid or lessen water quality impairment, improper waste discharge, supply uncertainty, and erosion. By directing growth more effectively inside existing communities, Alternative 2 would better accommodate LID techniques that reduce watershed impacts by maintaining a landscape that is functionally equivalent to predevelopment hydrologic conditions. Alternative 2 would also be better suited to future wastewater treatment and reclamation activities than more-dispersed development patterns, and would more readily accommodate many of the proposed policies for incorporating IRWMP strategies into the Mono County General Plan. The main contributors to erosion and sedimentation in Mono County include grazing, mining, high-intensity recreational use, runoff from

developed areas, flooding, earthquakes and fire damage. Most of these factors would be substantially the same for Alternative 2 as for the proposed *RTP/General Plan Update*. However, the compact development patterns associated with Alternative 2 would allow for more-effective runoff collection than dispersed development, and would also reduce wildfire hazards by limiting the interface of wildlands and urban areas.

- ***Aesthetic and Visual Resources:*** Agricultural and open-space lands, both of which would be subject to the reduced development densities allowed under Alternative 2, are generally located on lands outside developed communities. The reduced development densities would allow for fewer sources of light and glare in these areas, and would also lessen the visual intrusion of structures and ancillary facilities that could diminish scenic values along designated scenic corridors and visual character overall. Alternative 2 would simultaneously preserve in agricultural or open-space uses the lands that would otherwise have been subject to development, thereby retaining a greater degree of visual integrity. Both factors would serve to minimize impacts to scenic and visual resources as well as dark night skies, relative to the *RTP/General Plan Update* as currently proposed.
- ***Recreation:*** Impacts associated with recreational activities generally increase with the intensity of the recreational use. Neither the proposed project nor Alternative 2 would entail changes in the availability of recreational areas or the intensity of use patterns or locations or in the recreational planning concepts under consideration. For these reasons, the environmental impacts of recreational activities would be substantially the same for Alternative 2 as for the proposed *RTP/General Plan Update*.
- ***Delivery of Services:*** As discussed in EIR §4.13, several of the special districts in Mono County are struggling to meet existing demands and may be unprepared to meet the additional demands associated with future growth. Low ISO ratings, inadequate numbers or availability of volunteers and uncertain water supplies jeopardize future growth in a number of Mono County communities. In response, LAFCO has recommended that some of the agencies consider reorganization to enhance service delivery, reduce administrative costs, eliminate duplication of services, and provide economies of scale. The more-compact development patterns associated with Alternative 2 would allow more-effective deployment of human and material resources and would also better facilitate the consolidations recommended by LAFCO than would the *RTP/General Plan Update* as proposed.

6.4.2.4 **Summary.** With the exception of the objective to respect community preferences and private property rights, Alternative 2 would be as effective as the proposed project in meeting basic project objectives, and more effective at avoiding or lessening some of the potentially significant adverse effects.

6.4.2 **Alternative 3: Proactive Resource and Biological Policy Alternative**

6.4.2.1 **Introduction.** Biological resource conservation and energy resource efficiency are central goals of the proposed *RTP/General Plan Update*, as is evident in the policies, objectives and actions proposed and discussed throughout this EIR. At the same time, the County has an obligation to ensure that the recommended policies and actions are feasible. CEQA Guidelines §15364 defines 'feasible' as '*capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.*' Many of the policies and actions that were considered but excluded during preparation of the *General Plan Updates* offered unmistakable benefits in terms of the countywide goals of the General Plan and the Mono County Vision; most often, these more-aggressive proactive policy options were excluded due to feasibility concerns related to cost and social factors.

Feasibility and priorities change over time, however; actions that are infeasible today may be far more achievable in coming years. For these reasons, the excluded policies are presented in Table 6-2 (at the end of this section) as alternatives that may be considered by the county Board of Supervisors with the current or future General Plan Updates. Apart from the policies presented in this section, Alternative 3 would in all other respects be unchanged from the proposed *RTP/General Plan Update*. Table 6.2 lists the proactive resource efficiency and biological policies that were excluded from the project as proposed, but could be included with Alternative 3.

6.4.2.2 Project Objectives. With the exception of the objective to respect community preferences and private property rights, Alternative 3 would be substantially as effective as the proposed *RTP/General Plan Update* in meeting all of the basic project objectives, as discussed below.

- Update the General Plan and RTP and Provide Long-Term Planning Guidance: As envisioned herein, Alternative 3 would be identical to the current project proposal in all respects except that it would include a more aggressively proactive set of policies for achieving maximum resource efficiency and conservation of biological resources. Alternative 3 would thus provide the same level of long-term planning guidance as the proposed project, and would place the same emphasis on providing specific objectives, policies, goals, actions and programs that balance employment, housing, public services, economic growth and recreational opportunities in Mono County with the need to protect and maintain the county's environmental resources. However, in comparison to the proposed project, the proactive policy alternative would be more costly to achieve, and thus less responsive to fiscal and budgetary limitations.
- Respect Community Preferences and Private Property Rights: The *General Plan Land Use Element* cites several countywide goals that provide a context for analyzing Alternative 3. Countywide Issue #12 identifies natural resource conservation as a critical variable determining future land uses in Mono County; Alternative 3 would provide a more robust set of resource conservation policies than the proposed project and would thus better support Countywide Issue #12. Countywide issue #13 cites economic challenges the county has faced in recent years and emphasizes the need to expand job opportunities and ensure that development projects do not adversely impact service agencies; the proactive policies contained in Alternative 3 would likely place added financial burdens on the County related to policy administration and enforcement, and may also hamper job creation due to the tighter regulation of land and resources; thus Alternative 3 would be less supportive of Countywide Issue #13 than the project as proposed. Countywide issue #14 highlights the difficulty faced by rural areas in meeting state and federal regulations governing GHG emissions, but also notes that grant opportunities are increasing. As with the proposed project, the proactive resource efficiency policies have been selected due to their relevance in the rural Mono County environment. However, it is likely that the proactive policies would better position the County for grant funding than the project as proposed; in this respect, Alternative 3 would be more supportive of Countywide Issue #14 than the project as proposed. Countywide Issue #15 cites the link between built environments and community health; because Alternative 3 would place greater controls on land use patterns, circulation and densities, it would also be expected to better support Countywide Issue #15 than the project as proposed.

Notwithstanding the benefits noted above, it is anticipated that Alternative 3 would impose additional controls on privately owned property and, as with Alternative 2, the more aggressive policies and actions contemplated in Alternative 3 were not presented to the community RPACs for discussion during development of the General Plan. Alternative 3 would be less representative of community goals and preferences and private property rights than the current *RTP/General Plan* proposal.

- Protect the Outstanding Scenic, Recreational and Environmental Resources of Mono County: Countywide goal #11 states that the RPACs and community planning groups have generally expressed a desire to protect the county's natural resources, and that the overall attitude is that agricultural lands should be protected for their open space and economic value. The relatively stronger emphasis of Alternative 3 on resource efficiency and natural resource conservation would better protect the outstanding scenic, recreational and environmental resources of Mono County than the project as proposed.
- Facilitate Streamlining and Tiering of Future CEQA Documents and Provide Incentives for General Plan Compliance: The proposed project and Alternative 3 would both fulfill the objective to provide a basis for tiering when preparing future project-level environmental documents that are consistent with the RTP and General Plan Update once adopted, and thereby reducing the cost and redundancy of CEQA compliance in Mono County while safeguarding environmental resources. There is no substantive difference between the project and Alternative 3 with respect to this objective.
- Strengthen County Infrastructure: The proposed project and Alternative 3 would both fulfill the objective to incorporate policies that strengthen County infrastructure. However, the added administrative and enforcement

costs imposed by Alternative 3 may undermine the County's ability to fund needed infrastructure. In this respect, Alternative 3 would be less supportive than the proposed project of the objective to strengthen County infrastructure.

- Promote Resource Efficiency: Alternative 3 would better promote resource efficiency than would the project as proposed. As noted in Table 6-2, the Proactive Policies for resource efficiency include actions that would conserve water resources, reduce the number of septic tanks, support conservation agriculture, accelerate renewable energy investments, encourage the use of alternative fuel vehicles and shuttle systems, and many other activities that would better promote resource efficiency than the project as now proposed. Although some of the proactive policies may be costly to implement and enforce, it is anticipated that some of the costs would be offset by savings (for example, energy savings) and grant funding assistance.
- Strengthen the Mono County Economy and Support Vibrant Rural Communities: The *Mono County Economic Development Strategy* does not make specific reference to resource efficiency as an element of the economic plan, but does emphasize tourism as the dominant sector of the economy. The *Economic Development Strategy* notes that the price of fuel has been an ongoing concern that can impact the travel decisions of price-sensitive consumers. The US Department of Energy notes that despite a decline in sales between 2008 and 2011, hybrid electric vehicle (HEV) sales again increased in 2012 in response to economic recovery, increased gasoline prices and new CAFÉ standards. Overall, there has been a steady increase in alternative-fuel vehicles over the past 15 years, with widest use of vehicles that run on E85, propane, compressed natural gas and electricity.² In providing for a direct current (DC) fast-infrastructure plan (that would allow EV recharge in 15-30 minutes), the proactive policy alternative may contribute to tourism development and marketing by supporting visitors who drive alternative-fuel vehicles.

6.4.2.3 Avoidance of Significant Effects. Alternative 3 would be more effective than the proposed project in terms of reducing or avoiding potentially most of the significant adverse project impacts identified in this EIR, as discussed below.

- Biological Resources: Alternative 3 contains a wide range of provisions designed to effectively conserve and support the sensitive species and habitat and hydrologic resources of Mono County. Included among the recommendations are provisions that would slow the spread of invasive species, reduce predation of sage grouse populations and vehicle collisions with migrating deer populations, mandate use of native plants and seed stock in revegetation plans, minimize the pollution of riparian and wetland area and reestablish food sources for deer and nesting areas for overwintering bird populations. In whole, Alternative 3 would be far superior to the project as proposed in reducing or avoiding the adverse impacts on biological resources associated with long-term implementation of the *RTP/General Plan Update*. In combination, the recommended policies would substantially lessen the significant adverse impacts of the proposed 2015 *RTP/General Plan Update* on candidate and special status species, riparian habitat, wetlands, wildlife movement and migration, and protection of large native trees.
- Geologic Hazards: The potentially significant and adverse exposure of residents and visitors to seismic effects, erosion impacts, unstable geologic conditions and loss of mineral resources would be substantially the same for Alternative 3 as for the proposed *RTP/General Plan Update*.
- Public Safety Hazards: The potentially significant and adverse exposure of residents and visitors to public safety hazards (including potential releases of hazardous materials, impacts related to inadequate emergency response, wildland fire risks, and hazardous conditions such as avalanche, landslides, dangerous storms, rockfall and volcanic activity) would be substantially the same for Alternative 3 as for the *RTP/General Plan Update* as now proposed.
- Cultural Resources: The potentially significant adverse impacts to cultural resources would be substantially the same for Alternative 3 as for the proposed *RTP/General Plan Update*.
- Water Quality Impairment, Improper Waste Discharges, Water Supply Uncertainty and Erosion: Alternative 3 contains a number of policies and actions that are specifically intended to reduce potential impacts of growth and development on groundwater, stream-flow dynamics, aesthetics, and recreational functions and values. Included are

² US Department of Energy, Alternative Fuels Data Center: <http://www.afdc.energy.gov/data/>.

measures that would require the County to establish a baseline water-quality database and thereafter verify the source of deviations from the baseline, impose advanced BMP requirements and water quality monitoring, and prohibit septic leach fields for projects adjacent to wetland and riparian areas. In combination, these added measures would have the potential to reduce to less than significant levels the impacts associated with violations of water quality objectives and waste discharge requirements. The potentially significant impacts associated with water supply uncertainty and erosion would be similar for both Alternative 3 and the project as proposed.

- *Aesthetic and Visual Resources*: Alternative 3, as envisioned, would be limited to policy changes designed to more effectively and proactively achieve goals for habitat and ecological protection, resource efficiency, and transportation. Although no specific modifications to land use designations or acreages would occur under this alternative, Alternative 3 may nonetheless reduce overall development densities within Mono County by creating standards and regulations that render some properties too difficult or too costly to develop. The impact on visual and aesthetic resources associated with this scenario would likely be negligible. However, more significant benefits may result from the increased integrity of ecological habitats and their dependent plant and wildlife species. Overall, Alternative 3 would have the same or fewer impacts on aesthetic and visual resources than the project as proposed.
- *Recreation*: Alternative 3 proposes two policies that would reduce impacts on recreation relative to the project as proposed: Policy 1.3 would require projects to demonstrate that impacts on the recreational functions of water bodies would be less than significant, and Policy 2.2 would require that new culverts and drainage structures not significantly impact recreational values. These policies would reduce the impacts discussed in EIR §4.9 (Recreation), but not to a level that is less than significant.
- *Delivery of Services*: None of the policy recommendations contained in Alternative 3 would substantially alleviate the challenges faced by several of the special districts in Mono County or facilitate implementation of the recommendations set forth by LAFCO in the Municipal Service Reviews. Moreover, the County and local service agencies may face added cost burdens (to administer and monitor the new regulations) that could impact availability of funding for other uses, potentially causing further declines in service delivery. Although Alternative 3 may reduce the waste load delivered to local landfills, it would not eliminate or lessen the need to identify a landfill to replace Benton Crossing (scheduled for closure in 2023) or reduce the potentially significant adverse impacts associated with siting, operation and maintenance of a replacement landfill thereafter.

6.4.2.4 Summary. Alternative 3 would be superior to the project in terms of reducing potential impacts to biological resources and water quality impairment; for all other potentially significant adverse effects, Alternative 3 would be no more effective than the project as currently proposed.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA §15126.6 requires, if the environmentally superior alternative is the 'no project' alternative, that the EIR shall also identify an environmentally superior alternative among the other alternatives. In practice, this requirement is understood as a requirement to identify the environmentally superior alternative. The environmentally superior alternative is the alternative that accomplishes the largest number of objectives, and most effectively avoids or eliminates potentially significant adverse impacts, and is associated with the fewest adverse environmental impacts when compared to the proposed project.

A comparative analysis of the proposed project and each of the project alternatives is provided in Table 6-3 below. The table assigns a score of "0" to the proposed project and "-1," "0," or "+1" to each of the two alternatives to denote how each alternative compares to the proposed project in terms of meeting objectives and lessening the severity of potential environmental effects. A score of "0" indicates that the alternative would have the same level of impact as the proposed project. A score of "+1" indicates that the alternative would have a better (or reduced) impact when compared to the proposed project. A score of "-1" indicates that the alternative would have a worse (or increased) impact when compared to the proposed project. The project alternative with the highest total score is considered the environmentally superior alternative.

TABLE 6-3: Comparison of Project Alternatives with Proposed <i>RTP/General Plan Update</i>				
	Proposed Project	No Project Alternative	Compact Development	Proactive Policies
Environmental Effects				
Land Use	0	-1	+1	0
Circulation	0	-1	+1	+1
Air Quality/GHG	0	-1	+1	+1
Biology	0	-1	+1	+1
Geology	0	-1	+1	0
Hazards	0	-1	+1	0
Cultural	0	0	+1	0
Hydrology	0	-1	+1	+1
Aesthetics	0	-1	+1	0
Recreation	0	-1	+1	0
Agriculture	0	-1	0	0
Population & Housing	0	-1	0	0
Public Services	0	-1	+1	0
Noise	0	-1	+1	0
<i>SUBTOTAL</i>	0	-13	+12	+4
Project Objectives				
Update General Plan & Provide Planning Guidance	0	-1	0	0
Respect Community Preferences & Private Property Rights	0	-1	-1	-1
Environmental Protection	0	-1	+1	+1
Streamlining and Tiering of CEQA Documents	0	-1	0	0
Strengthen County Infrastructure	0	-1	+1	-1
Promote Resource Efficiency	0	-1	+1	+1
Strengthen the Mono County Economy	0	-1	+1	+1
<i>SUBTOTAL</i>	0	-7	+3	+1
<i>SUMMARY TOTAL</i>	0	-20	+15	+5

Scoring provided in Table 6-3 indicates that No Project Alternative is least effective at meeting project objectives and least effective at avoiding or reducing significant effects. Alternative 2, the 'compact development alternative,' would be environmentally superior to the proposed project. Alternative 3 would also be environmentally superior to the proposed project, though to a lesser degree than Alternative 2. Alternative 2 is therefore the environmentally superior project. However, Alternatives 2 and 3 are not mutually exclusive. If combined, the two alternatives would provide the benefits outlined above, and would further strengthen the benefits pertaining to environmental protection, resource efficiency and economic development.

Although environmentally superior to the proposed project, Alternative 2 is not recommended at the present time. Throughout the *RTP/General Plan Update* process, the Mono County RPACs and community planning groups have played a central role in identifying local goals and issues and developing appropriate land use recommendations. The density modifications contemplated in Alternative 2 were not presented to the community RPACs for discussion during development of the draft General Plan, were not among the land use scenarios developed by the RPACs for consideration in the current update, and would not - in the absence of RPAC support - respect private property rights.

With respect to Alternative 3, there has been no diminution of the feasibility concerns that lead to exclusion of the proactive biological resource and resource efficiency policies. However, Alternative 3 (like Alternative 2) has the potential to reduce several of the potentially significant adverse effects identified in this EIR, although not to a less than significant level.

In lieu of adopting Alternative 2 as the recommended project, this EIR instead recommends that a policy be added to the proposed project indicating that the County will present the density reductions described in Alternative 2 for future discussion among RPAC and community planning groups. If the discussions indicate that these changes are broadly supported, it is recommended that the County incorporate the revisions in a future General Plan Amendment.

With respect to Alternative 3, it is recommended that the County present each of the proactive policies for consideration by the Planning Commission and Board of Supervisors, with the goal of identifying and incorporating into the current project any and all proactive policies that are found (as is or with modifications) to be feasible at this time. It is recommended that the remaining proactive policies be reconsidered for adoption with the next General Plan Update.

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
BIOLOGICAL RESOURCE PROTECTION POLICIES			
<i>Conservation / Open Space (C/OS) Element</i>			
<p>1. Protect wetland communities and related riparian areas.</p>	<p>1.1. Support a “No Net Loss” policy for projects that impact wetland and riparian areas.</p>	<p>1.1.A. Projects shall be required to achieve “No Net Loss” through avoidance or minimization of impacts & compensation for unavoidable impacts in partnership with an established mitigation bank.</p>	<p>Proposed Conservation/Open Space (C/OS) Element policy defers to the agencies with regulatory authority over wetlands, as Mono County doesn’t have that authority.</p>
	<p>1.2. All compensatory agreements established as mitigation for unavoidable impacts shall include a Mitigation Monitoring and Reporting Plan describing the acreage, plant coverage and species composition goals by community type, and providing a scheduled monitoring program for at least three years with annual reporting to a responsible agency.</p>	<p>1.2.A. The MMRP shall in all cases specify at least a 1:1 ratio of restoration extent if on site, and at least a 3:1 ratio of restoration extent if off site.</p> <p>1.2.B. The goal of mitigation shall be to prevent net loss of acreage & function. Functions are defined as the specific physical, chemical & biological process and attributes of each affected wetland and riparian community. When setting replacement ratios for affected functions, the County shall include an appropriate margin of safety reflecting the expected degree of success beyond the minimum ratios shown in 1.3.</p>	<p>This concept (not including the details) was added to the proposed project to provide an example of a compensatory mitigation measure, with the standard of meeting requirements of CEQA and/or the Clean Water Act.</p>
	<p>1.3. Environmental analyses will demonstrate that the potential impacts upon groundwater, stream-flow dynamics, aesthetics, and recreational functions and values will be less than significant for the life of the project.</p>		<p>This change would not allow for a Statement of Overriding Considerations; any project having impacts would have to be denied regardless of benefits. Regulations exist in the proposed project to require “will serve” letters and impact assessments, and to deny projects not demonstrating availability or entitlement to a sufficient water supply.</p>
<p>2. Degraded wetland & riparian plant communities within</p>	<p>2.1. Prior to replacement, culverts & drainage structures associated with County facilities & roads shall be assessed for their potential to</p>		<p>Policy was written as a “should.”</p>

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
<p>the unincorporated community areas of Mono County shall be restored.</p>	<p>redirect or convey flows that degrade water quality, and their potential to adversely impact flood-stage hydrology and thus cause erosion or siltation within wetlands and riparian areas.</p>		
	<p>2.2. New culverts & drainage structures shall not cause significant adverse impacts to wetland and riparian function, aesthetics and recreational values.</p>		<p>Policy was written as a "should."</p>
	<p>2.3. Projects within 300' of any wetland or riparian habitat shall include an analysis of the project's impact to shallow-water table dynamics and groundwater-dependent vegetation.</p>		<p>Policy was written as a "should" and a specific distance was removed. "Close proximity" is used instead with a policy to consider establishing a buffer zone.</p>
	<p>2.4. Projects that utilize new wells or increased well production, shall require a monitoring program (minimum three years), including aquifer stress tests to demonstrate the absence of a significant impact.</p>		<p>Combined with 2.3; the proposed policy covers shallow water table dynamics and groundwater-dependent vegetation.</p>
	<p>2.5. Wetland and riparian buffer areas shall be established. Buffer areas are to be protected from development. The standard buffer width shall be 50' beyond the outer edge of the wetland-dependent vegetation. The limits of wetland and riparian extents will be identified by a qualified professional when they cannot be easily determined by site inspection.</p>		<p>Policy "discourages" development within a 30' buffer and considers establishing buffer regulations.</p>
	<p>2.6. Wetland or riparian habitat restoration undertaken as mitigation for identified unavoidable adverse impacts from projects shall include removal of non-native vegetation.</p>		<p>Added as an example of a mitigation measure, but not required.</p>
	<p>2.7. Wildfire fuel reduction projects that encroach upon wetland or riparian habitat shall include removal of all non-native trees.</p>		<p>Policy was written as a "should."</p>
	<p>3. Large roadside poplars shall be maintained for safety but not otherwise routinely</p>	<p>3.1. Roadside and fencerow poplars having a girth exceeding 24" diameter at breast height in Benton Hot Springs, McGee Creek, Long Valley, Lee Vining,</p>	

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
<p>trimmed or removed, as these iconic trees are a significant aesthetic resource.</p>	<p>Bridgeport, Walker, Topaz and Coleville shall be exempted from policies directing removal of non-native plants.</p> <p>3.2. Significant pruning that could affect the health or visual appeal or removal of these trees (3.1), will be permitted only upon approval of the Community Development Dept.</p>		<p>generally defined as exceeding 24" in diameter.</p>
<p>4. Impacts to wetlands, riparian habitat & special-status plant and animal species shall be minimized during routine maintenance of County roads & other facilities.</p>	<p>4.1. Maintenance agreements shall incorporate to the maximum extent feasible based on field surveys, specific measures for avoidance of wetlands, riparian habitat and sensitive species during maintenance procedures.</p>		<p>Policy requires consideration of impacts and defers to consultation and collaboration with appropriate state and federal agencies to determine a course of action.</p>
	<p>4.2. Consider developing a long-term Habitat Conservation Plan (HCP) with the CA Department of Fish and Wildlife and US Fish and Wildlife Service in order to minimize impacts to special-status species habitats during routine maintenance.</p>		<p>Numerous policies related to wildlife/habitat conservation, & policies specific to endangered/ threatened species, sensitive species/species of concern, sage grouse, and mule deer are in the proposed project. Maintenance issue is covered by 4.1.</p>
<p>5. Protect and improve riparian system water quality.</p>	<p>5.1. Establish a baseline water-quality database for concentrations of naturally occurring constituents (phosphorus, arsenic, mercury), suspended sediment loading, and water temperature at each unincorporated town area.</p>		<p>Policy was not added as Mono County is not the jurisdiction with authority. Water quality is regulated by the state/feds.</p>
	<p>5.2. Projects within 50' of identified riparian vegetation shall include provisions for the requirement of baseline water quality monitoring (5.1), for a period of at least one year following project implementation.</p>		<p>Policy was not added as Mono County is not the jurisdiction with authority. Water quality is regulated by the state/feds. The state/fed agencies would regulate through CEQA.</p>
	<p>5.3. Projects within 50 feet of identified wetland or riparian vegetation, or within 50' of a tributary to these systems, shall include the requirement for</p>		<p>Proposed policy reduces setback to 30 feet.</p>

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
	implementation of BMPs as recommended by LRWQCB.		
	5.4. New and replacement septic leach fields shall not be permitted within 30 feet of identified wetland or riparian vegetation.		Policy not added – regulated by the Environmental Health Department and not needed in the General Plan.
	5.5. Investigate any significant deviations from the range of baseline water quality values (5.1) as they are detected, in order to identify and seek elimination of the pollution source.		Policy not added since Mono County is not the jurisdiction with authority. State/feds would investigate.
6. Contain and eradicate existing populations of non-native plants.	6.1. Projects shall include a Revegetation Plan that specifies post-project implementation of weed control. Criteria for revegetation success will include the demonstration that new non-native plant populations have not been introduced to the developed property within the first three years of project implementation.		Proposed policies require measures to ensure control of invasive, non-native plants. Requiring the “success” of mitigation as a condition of project approval is infeasible, but the best practices/mitigation available at the time can be required.
7. The genetic integrity of native species that make up the characteristic plant communities of Mono County shall be maintained in order to preserve the inherent resiliency of the species.	7.1. Revegetation plans shall include the requirement that all native plantings be derived from local stock.		Policy was written as a “should.”
	7.2. Purchased seed for revegetation shall be from sources collected within Mono County or Ecoregion 2 as defined by the California Dept. of Fish and Wildlife.		Policy was written as a “should,” Ecoregion 2 not specified in policy. “Local native” vegetation is specified instead.
	7.3. Revegetation plans in riparian or wetland settings shall include the requirement that willow cuttings and sedge or grass plugs be collected from adjacent on-site habitat, whenever feasible.		Policy was rewritten as a “should” to avoid encouraging proponents to trespass onto adjacent private lands to get cuttings/plants, or enable adjacent landowners to stop a project by not allowing the collection of plants.
8. Mule deer and important mule deer habitat shall be protected and enhanced to the	8.1. Revegetation plan requirements shall include the provision that, when present, upland vegetation dominated by bitterbrush be returned to or maintained as native vegetation.		Policy was written as a “should.”

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
<p>greatest feasible extent.</p>	<p>8.2. Projects shall include an analysis of temporary, construction-related impacts that could affect migrating mule deer. Mitigations may include restrictions on construction timing.</p>		<p>This is addressed by CEQA and by County policies pertaining to deer impacts.</p>
	<p>8.3. Unavoidable disturbance, degradation, or loss of overwintering or migratory corridor habitat for mule deer shall be offset by requiring compensatory mitigation. Impacts shall be compensated by acquisition of suitable remaining habitat for the purpose of preservation under a conservation easement, at a ratio of at least 2:1</p>		<p>In Hot Creek Zone, impacts to deer are not allowed for geothermal projects (e.g., no statement of overriding considerations). For other projects, policy language is more general – “impacts “should” be mitigated, no ratio identified.</p>
<p>9. Projects shall result in an increase of the local carrying capacity for mule deer.</p>	<p>9.1. Subdivision Maps shall include documentation of all known deer trails based upon a recent field survey. To the maximum extent feasible, lot lines and roadways shall be aligned to minimize trail loss and to minimize the number of road crossings.</p>		<p>The environmental analysis for the subdivision would include deer trails in important deer habitat.</p>
	<p>9.2. Disturbance of greater than 50% of any property shall include mapping of all known deer trails based upon a recent field survey. Projects must demonstrate preservation of an intact migration corridor of un-fragmented, primarily native habitats will remain on site during the life of the project.</p>		<p>The environmental analysis for the subdivision would include deer trails in important deer habitat.</p>
<p>10. A trail system for non-motorized travel shall be constructed near community areas.</p>	<p>10.1. Trail crossings at riparian corridors shall be perpendicular to the trending direction of the corridor, and will occur at the narrowest available corridor segment.</p>		<p>Policy is general to minimize intersections with identified sensitive plant communities, although the June Lake Area Plan does contain this specific policy.</p>
	<p>10.2. Trail operations shall include the maintenance of wildlife-proof trash receptacles and other measures to avoid enhancing the environment for predators of special-status wildlife.</p>		<p>This would not normally be under the County’s jurisdiction; it is more applicable to the USFS or BLM, for example.</p>
<p>11. Enhancement of Bi-State greater sage grouse habitat shall be integrated into all</p>	<p>11.1. The density of barbed-wire fencing near sage grouse leks and within occupied habitat shall be reduced.</p>		<p>Policies defer to the Bi-State Action Plan and partnerships with other agencies. Policies are incorporated throughout</p>

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
<p>relevant environmental stewardship actions.</p>	<p>11.2. New fencing projects within the County’s right of way shall be fitted with markers to increase visibility and constructed with t-posts or cone-tops that effectively deter perching by grouse predators</p>		<p>C/OS suggesting project design features (including fences), requiring studies, requiring impacts be mitigated unless a Statement of Overriding Considerations is adopted, providing a listing of potential mitigation measures, committing to review of ministerial permits and continued work with the Bi-State group, prioritizing sage grouse habitat improvement projects, and minimizing impacts from linear infrastructure & grazing (see C/OS Action 2.A.3.e.).</p>
	<p>11.3. Obtain a California Department of Fish and Wildlife Depredation Permit, and institute a raven population control program at the South County landfill site.</p>		<p>The County is discussing landfill issues with applicable Bi-State partners to determine best conservation methods.</p>
	<p>11.4. Prioritize and facilitate the incorporation of new conservation easements for projects in habitat that is suitable for use by grouse.</p>		<p>The General Plan contains policies promoting conservation easements for valuable wildlife habitat, including sage grouse habitat.</p>
	<p>11.5. Adverse impacts to sagebrush habitat, that is suitable for grouse use, shall be mitigated to a less than significant level. Mitigations may include restoration planting, invasive tree removal, and removal of other non-natives species.</p>		<p>As noted for 11 above, policies are incorporated throughout C/OS suggesting design features, requiring studies, requiring impacts be mitigated unless Overriding Considerations are adopted, listing potential mitigations, committing to review of ministerial permits and continued work with the Bi-State group, prioritizing sage grouse habitat improvement projects, and minimizing impacts from infrastructure & grazing.</p>
	<p>11.6. An analysis of potential impacts upon grouse habitat fragmentation and habitat connectivity within and between</p>		<p>See above.</p>

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
	Population Management Units shall be required for all projects.		
	11.7. County roads within two miles of known grouse leks shall be closed during the breeding season (typically March – May).		See above.
12. The nesting success of birds, including birds protected by the Migratory Bird Treaty Act, shall be protected & enhanced.	12.1 Prior to construction, all projects shall be required prepare a Nesting Bird Plan approved by the California Department of Fish and Wildlife, unless construction impacts will occur entirely within a non-nesting time frame, typically September 15 through February 15.		Listed as a possible project design feature that could mitigate impacts. Not required.
RESOURCE EFFICIENCY POLICIES			
<i>Conservation / Open Space Element</i>			
		Action 1.B.2.a. Promote biomass heat/energy utilization projects meeting environmental standards as a means to incentivize fuel-reduction projects for healthy forests by creating an economic market for waste woody biomass.	This change emphasizes that the County will promote use of waste woody biomass (rather than all woody biomass) for energy generation. It should help protect forest resources in Mono County, as well as create additional opportunities to keep waste materials out of landfills.
		Action 3.C.3.b. Require nonagricultural water-intensive development proposals to use graywater or recycled water whenever feasible.	This action would further reduce water use by new large-scale nonagricultural development. It does not require the use of graywater or recycled water for development, but ensures that these water conservation practices are fully evaluated & implemented unless there is a compelling reason not to. Proposed policy requires these projects use water conservation measures.
		Action 4.B.2.c. Require new developments to use community package treatment systems whenever feasible.	This new action would reduce the number of new septic tanks in the county by requiring small-scale sewage treatment systems for new development, unless demonstrated to be infeasible.

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
		<p>Action 5.C.2.i. Encourage the use of agricultural wastes for energy production.</p>	<p>This new action supports the existing goal to improve agricultural practices by creating an additional program to convert agricultural wastes to energy. This practice would reduce waste production and increase the supply of renewable energy generated in the community.</p>
<p>GOAL 11. Encourage appropriately scaled renewable energy generation and storage for use within the county.</p>			<p>Energy storage is an increasingly important component of renewable energy systems, allowing the storage of excess electricity for use when the renewable energy system is not generating electricity (e.g., at nighttime when a solar energy system is not producing power). Energy storage goals are mandated by the State. Including energy storage policies along with renewable energy policies ensures consistency with State goals and creates a framework for Mono County community members to install storage facilities.</p>
		<p>Action 11.A.1.d. Support installation of community shared renewable energy systems for new and existing buildings to generate an increased supply of renewable energy for local use.</p> <p>Action 11.A.1.e. Require new residential developments of at least five units, or nonresidential developments of at least 5,000 sq. ft., to evaluate the feasibility of on-site renewable energy facilities and to install on-site renewable energy systems if feasible.</p>	<p>These two new actions create additional opportunities for renewable energy development. The first action supports the creation of community-shared renewable energy systems, wherein a single renewable energy system helps to power multiple buildings. This allows residents and businesses that are unable to install renewable energy on their own buildings (due to financial or environmental constraints, rental or lease agreements, etc.) to benefit from renewable energy systems. The second action</p>

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
			<p>would require new larger developments to consider the feasibility of installing on-site renewable energy systems and would require inclusion of these systems if feasible.</p>
<p>Objective 12.B. Seek opportunities to restore the local environment at renewable energy facility sites</p>		<p>Policy 12.B.1. Require renewable energy facilities to conduct restoration activities at the end of the facility’s operational life and at the end of construction activities.</p> <p>Action 12.B.1.a. Require large-scale renewable energy facilities to estimate costs for facility decommissioning and site restoration and to bond for the amount identified in the cost estimate.</p> <p>Action 12.B.1.b. Require all structures and materials, including the renewable energy system itself, to be reused or recycled at the end of its operational life or once it is no longer needed.</p> <p>Action 12.B.1.c. Require restoration of all areas disturbed by construction or operation of renewable energy facilities to County standards.</p> <p>Action 12.B.1.d. Require inspection of the project site following decommissioning and restoration activities associated with renewable energy facilities to ensure that the work has been completed to County standards.</p>	<p>This set of new objectives, policies, and actions enables larger-scale renewable energy facilities while minimizing long-term environmental impacts by establishing a decommissioning and restoration process. Owners of renewable energy facilities would be required to remove all structures when the facility ceases to operate and to recycle all possible materials. Owners would also be required to restore the site to natural conditions and to purchase a bond to cover the cost of this activity prior to obtaining a permit. These policies protect the natural environment while continuing to allow large-scale renewable energy facilities that reduce local and statewide GHG emissions.</p>
		<p>Action 16.B.1.c. Encourage existing buildings to install electrically powered appliances instead of wood pellet or propane units.</p>	<p>Current draft General Plan measures support the use of wood pellet or propane appliances in place of noncertified wood-burning stoves. This new action would go further by</p>

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3			
GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
			supporting electrification rather than alternative heating fuels, further reducing GHG emissions and improving air quality.
		Action 17.A.1.a. Offer incentives (e.g., streamlined permitting, prescriptive designs, fee waivers/reductions) for verifiable green building practices that exceed state or local minimum standards, e.g., ground-source heat pumps or buildings that meet zero net-energy standards.	Including zero net-energy concepts in the draft General Plan would help implement progress toward the statewide goal that new buildings be zero net energy by 2020 (for residential buildings) or 2030 (for nonresidential buildings). Offering incentives for zero net energy helps to raise the profile of this item and puts Mono County on a path to meet statewide goals.
		Action 17.A.1.e. Require all new construction to include passive solar design features, including east–west orientation, materials with a high thermal mass, and properly positioned windows and shading.	Using passive solar design features in new construction reduces energy needs for heating and cooling without substantially affecting the appearance of new buildings. This is of particular importance in Mono County where many buildings rely on propane or wood for heating, which create more GHG emissions than electricity.
LAND USE ELEMENT			
		Action 1.A.1.a. Require infill development in existing communities and subdivisions. New residential subdivisions shall occur within or immediately adjacent to existing community areas. New residential development outside existing community areas and subdivisions shall be limited to an overall density of one unit per 40 acres, plus an accessory dwelling unit, and shall be limited to permanent year-round residency.	These revisions would strengthen efforts to focus new development in or adjacent to existing communities. This revised action would prohibit new development outside existing communities and subdivisions, unless it had a max density of one unit per 40 acres and was used for permanent residents rather than as a rental/ vacation unit. This action would preserve existing resources & reduce vehicle trips by placing new development

TABLE 6-2: PROACTIVE POLICIES ASSOCIATED WITH ALTERNATIVE 3

GOAL	POLICY	ACTION	RATIONALE/ PROPOSED POLICY
			closer to homes, jobs, schools, retail stores, and other basic needs.
REGIONAL TRANSPORTATION PLAN			
	Objective 4.D.4. Work with electrical providers (Southern California Edison and Liberty Utilities) to develop and implement an electric vehicle DC fast-charging infrastructure plan. Coordinate efforts for major routes, such as US 395, to provide alternative fueling infrastructure for the entire corridor, in compliance with State initiatives.		DC fast-chargers allow full charging of electric vehicles in a much shorter amount of time (15–30 minutes) than conventional electric-vehicle chargers. By creating a plan for DC fast-charging, Mono County can make it easier for residents and visitors to use electric vehicles thereby helping to remove a barrier to increased adoption. This effort can also be implemented alongside the Digital 395 project.
	Objective 4.D.6. Work with transportation providers to purchase hybrid or alternative-fuel buses whenever feasible.		Mono County cannot require transit providers to purchase hybrid or alternative-fuel buses, but can encourage providers and support efforts. This objective supports objectives to increase public transit operations while reducing GHG emissions.
	Objective 4.E.2. Establish a shuttle service connecting hotels, resorts, and campgrounds to locations such as Bodie, Mono Lake, and the June Mountain Ski Area through the Unmet Transit Needs process.		These revisions would commit the County to establishing a visitor-serving shuttle rather than continuing to evaluate feasibility. Creating this shuttle would reduce GHG emissions & traffic congestion, particularly during peak visitor seasons.
		Policy 7.B. Require large employers (50+ employees) to reduce commute-related trips by providing transit for employees, and to promote carpooling among their employees, and other effective strategies.	This revised policy would require large employers to reduce commute-related trips through a variety of approaches. Without mandating specific actions, this item would achieve trip reductions for such employers, thereby reducing emissions and congestion.

MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 7

SIGNIFICANT ENVIRONMENTAL EFFECTS

7.0 INTRODUCTION AND CEQA REQUIREMENTS

CEQA Guidelines §15126 requires that an EIR consider all phases of a project when evaluating potential impacts on the environment, including planning, acquisition, development and operation. As part of this analysis, the EIR must also identify a) significant environmental effects of the proposed project, b) significant environmental effects that cannot be avoided if the proposed project is implemented, c) significant irreversible environmental changes that would be involved in the proposed project should it be implemented, d) growth-inducing impacts of the proposed project, e) mitigation measures proposed to minimize significant effects, and f) alternatives to the proposed project. CEQA Guidelines §15126 recommends that these subjects be addressed in separate sections or paragraphs of the EIR and also requires, where the subjects are not discussed separately, that a Table be provided to show where each subject is discussed. This EIR discusses each subject separately in the sections listed below in Table 7-1:

TABLE 7-1: LOCATION WHERE LONG-TERM SUBJECTS ARE DISCUSSED	
SUBJECT	EIR SECTION
Significant Environmental Effects of the Proposed Project	§7.1
Significant Environmental Effects that Cannot be Avoided if the Proposed Project is Implemented	§7.1
Significant Irreversible Environmental Changes	§7.2
Growth-Inducing Impacts of the Proposed Project	§7.3
Mitigation Measures Recommended to Minimize Significant Effects	§2.0 (Executive Summary)
Cumulative Effects	§5.0
Alternatives to the Proposed Project	§6.0

7.1 POTENTIALLY SIGNIFICANT EFFECTS & UNAVOIDABLE SIGNIFICANT EFFECTS

TABLE 7-2: POTENTIALLY SIGNIFICANT PROJECT IMPACTS		
EIR SECTION & SUBJECT	POTENTIALLY SIGNIFICANT EFFECTS	SIGNIFICANT & UNAVOIDABLE?
§4.1 Land Use	Physically Divide a Community	No
	Conflict with an Applicable Land Use Plan	No
§4.2 RTP and Circulation	Conflict with Circulation Planning	No
	Conflict with Congestion Management Program	No
	Cause Changes in Air Traffic Patterns	No
	Result in Inadequate Emergency Access	No
	Conflict with Transit Bike, Parking, Pedestrian plans	No
§4.3 Air Quality & Greenhouse Gases	Conflict with Applicable Air Quality Plan	No
	Violate an Air Quality Standard	No
	Expose Sensitive Receptors to Pollutants	No
	Create Objectionable Odors	No

	Conflict with Applicable GHG-Reduction Plan	No
§4.4 Biological Resources	Impact Candidate, Sensitive or Special Status Species	✓
	Impact Riparian Habitat	✓
	Impact Federally Protected §404 Wetlands	✓
	Interfere with Fish or Wildlife Movement or Migration	✓
	Conflict with Local Biological Protection Ordinances	✓
	Conflict with an adopted Habitat Conservation Plan	No
§4.5 Geology	Exposure of people & structures to seismic effects	✓
	Cause substantial soil erosion	✓
	Exposure of people & structures to unstable geology	✓
	Soils unsuited to alternative wastewater systems	No
	Loss of mineral resources	✓
§4.6 Health & Safety Hazards	Potential for Release of Hazardous Materials	✓
	Activities on Known Hazardous Materials Sites	No
	Exposure to airport hazards	No
	Inadequate emergency response	✓
	Exposure to wildland fire risks	✓
	Exposure to avalanche, rockfall, storms, volcanism	✓
§4.7 Cultural Resources	Impacts to prehistoric or historic resources	✓
	Impacts to Paleontological Resources	✓
	Impacts to Sacred Lands	✓
§4.8 Hydrology	Violation of Water Quality Objectives	✓
	Violation of Waste Discharge Requirements	✓
	Availability of adequate Water Supplies	✓
	Erosion and Siltation from altered Drainage	✓
	Exposure of People and Structures to 100-year Flood	No
	Risk of Dam Failure	No
	Risk of Seiche and Tsunami	No
§4.9 Recreation	Increased demand for Recreational Facilities	No
	Impacts upon Recreational Facilities	✓
§4.10 Aesthetics, Light & Glare	Impact Scenic Resources in a State Scenic Highway	✓
	Degrade Visual Character or Quality	✓
	Create New Sources of Light and Glare	✓
§4.11 Agriculture	Convert Prime Farmland to Nonagricultural Use	No
	Result in Loss of Forest Land	No
§4.12 Population	Cause Significant Population Growth	No
	Displace Residents or Housing	No
§4.13 Utilities & Public Services	Impacts on police, fire, schools, other services	✓
	Result in Wasteful, Inefficient Energy Consumption	No
	Adequacy of landfill capacity	No
§4.14 Noise	Cause a Significant Increase in Ambient Noise Levels	No
	Expose People to Groundborne Vibration or Noise	No
	Expose People to Significant Airport Noise	No

7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Development in accordance with the Draft Mono County *RTP/General Plan* and related planning initiatives would result in the consumption of nonrenewable resources. This use would have an irreversible effect on such resources. Resources anticipated to be irreversibly committed over the life of the General Plan include, but are not limited to, lumber and other related forest products; sand, gravel, and concrete; petrochemicals; construction materials; steel, copper, lead, and other metals; and water supplies. If groundwater production exceeds safe yield (which is not known for most Mono County

groundwater basins), there would be a potential for irreversible land subsidence and loss of groundwater storage capacity. Some of the changes in fire behavior and fire risk associated with development at the wildland/urban interface may be irreversible, as well as associated changes in forest ecology. Some of the long-term changes in habitat, habitat connectivity, and viability of plant and animal species may be irreversible. Loss of cultural resources may be irreversible. In identifying the potentially irreversible changes above, it is again noted that the level of development associated with the proposed *General Plan Land Use Element* is the same as or lower than what would be allowed under the existing adopted *General Plan*, and numerous policies and regulations are proposed that would mitigate impacts to the extent feasible. Thus while General Plan implementation may result in the irreversible impacts described herein, the impacts would in all cases be relatively less significant with the proposed changes.

7-3 GROWTH-INDUCING EFFECTS

CEQA §15126.2(d) requires that an EIR discuss ways in which the project could foster economic growth or population growth, or the construction of additional housing, including projects that may remove obstacles to population growth and activities that may encourage and facilitate other activities with potentially significant effects.

The current proposed General Plan Land Use Element would yield maximum build-out housing and population levels much higher than were present as of the 2010 Census, but approximately the same as would be allowed with the existing 2001 General Plan. As detailed in EIR §4.1, the proposed General Plan Land Use Element update does not re-designate any open space lands for development (except for lands in the Conway Ranch area that are currently designated for development would be redesignated as open space), nor does it allow for major new infrastructure projects that would divide existing neighborhoods and thereby create potential for long-term land use divisions associated with growth. The changes proposed to the General Plan Land Use Element are largely the result of enhanced mapping tools, better characterization of uses and, most significantly, revisions to the uses allowed at Conway Ranch. Repeal of the Conway Ranch Specific Plan would re-designate approximately 855 acres of land currently designated as Specific Plan (as shown in the 2001 General Plan) to Open Space; an additional three acres of land currently developed with single-family homes would be re-designated from Specific Plan to Single Family Residential.

With respect to economic development, the Draft *RTP/General Plan Update* seeks to increase tourism in Mono County. Among the related planning initiatives is a *Draft Economic Development Strategy* that would, if successful, increase tourism over current levels and also above the levels that would be achieved under the existing *General Plan*. The *Draft Economic Development Strategy* notes that tourism accounts, directly or indirectly, for fully 83% of existing employment in Mono County. However, the *Strategy* notes areas for potential improvement in tourism and the economy generally. Most notably, the *Strategy* identifies several distinct segments of the Mono County population including disproportionately large populations among the young and the old, among high- and low-earning residents, and among educated and uneducated residents. The *Strategy* recommends skills training and supplemental education to narrow the education gap, and steps to strengthen tourism and travel spending to more reliably support the large employment base devoted to tourism.

The Town of Mammoth Lakes is the largest contributor to tourism, accounting for 77% of revenues. Bridgeport is second largest (7.1% of revenues), followed by June Lake (5.9%), and Lee Vining (4.3%). Each of the unincorporated communities has a somewhat unique tourism identity: Bridgeport serves as a gateway to Bodie, June Lake is known as a ski resort, Lee Vining is associated with Mono Lake and the eastern entry into Yosemite, and Coleville is recognized as gateway to the Walker River and outdoor activities. The *Strategy* assesses tourism and economic development challenges and opportunities. Challenges include the remote location and seasonal access limitations of Mono County particularly for visitors coming from northern California. The County was also strongly impacted by the economic recession, which occurred in tandem with sharp reductions in discretionary spending. The report found that local employees may not have the skills most needed to support a strong economy, and noted the difficulty of sustaining year-round employment given the marked variation in season tourist demand. Other challenges included the constrained budget available for marketing, and the limitations associated with the fact that 95% of all Mono County land is publicly owned.

In assessing opportunities, Mono County's efforts to obtain the National Scenic Byway designation for US 395 was seen as the single-most-important element overall. Increased public interest in outdoor recreation was also seen as a

substantial strength. The *Strategy* identified closure of the June Mountain Ski Area (since reopened) as an opportunity to rethink the strategic direction of the June Lake community, and recommended repositioning economic development as a higher priority to offset forecast weakness in the future market for skiing and snowboarding. Enhanced air service was identified as a critical step for providing access to a wider tourist market, and the Digital 395 corridor was identified as a unique opportunity for attracting new small businesses and telecommuting as well as strengthening the existing business sectors. Overall, the *Strategy* emphasized a regional approach to economic development wherein Mono County would collaborate with the Town of Mammoth Lakes, Inyo County, Bishop and local Native American tribes to promote eastside attractions, leverage resources, and focus on the unique assets and needs of each area. The report identifies 11 broad economic development strategies including:

- Make economic development a priority throughout the county;
- Expand tourism and marketing efforts;
- Integrate Digital 395 into the local communities;
- Secure the US 395 National Scenic Byway designation;
- Provide education, training and resources to help retain and expand current businesses;
- Be a catalyst for business idea sharing and networking;
- Continue to streamline the County's permitting process and review ways to simplify the approval process;
- Develop regional food systems over the long term;
- Develop targeted business attraction;
- Identify funding sources to support the economic development strategy; and
- Develop a regional economic development corporation.

Specific actions are recommended for each strategy. The action recommendations are structural in nature and focus on increased marketing budgets, new hiring positions, regional interagency outreach, periodic collaboration meetings, public and agency education, assistance in obtaining grant funding, capacity development through websites and mobile sites and promotion of assets and expanded air service, training programs, brand development, creation of a small business center offering loans and technical assistance, interdepartmental review of policies and regulations, increased advertising for buying local food products and support for agriculture and small farming, inventorying assets, and developing targeting marketing and recruitment strategies.

None of the recommended economic development actions would have potential to directly impact environmental conditions in Mono County, and the *Strategy* does not identify specific targets for increased tourism or tourism expenditures. The report does note, however, that annual occupancy of Mono County lodging is about 51% annually, with summer occupancy at 73%, autumn at 42%, winter at 30% and spring at 33.9%. A 2009 report prepared by the Mono County Tourism Commission¹ estimated total visitation at 1.5 million visitors annually; of this total, 64% stayed overnight and 88% of that group stayed in paid lodging. When coupled with the occupancy rates identified in the *Strategy* report, the County's data would suggest that the 51% occupancy represented about 845,000 visitors. Visitation can be expected to increase in proportion to the extent the County is successful in achieving the economic development goals and recommendations, and there is some evidence of a relationship between tourism and population growth.^{2 3}

EIR §4.9 (Recreation) notes that many components of the current *Draft RTP/General Plan Update* seek to increase tourism, increase the use of existing recreational facilities, and to expand the number and range of recreational opportunities in coming years. In addition to the *Draft Economic Development Strategy*, supportive policies and actions are evident in the Outdoor Recreational section of MEA, the *Draft Open Space and Conservation Element*, the *Draft Land Use Element*, the *Draft RTP*, the proposed Eastern Sierra Regional Trail system, the proposed Gateway Trail System, the proposed Scenic

¹ Mono Co. Tourism Commission, *Economic Impacts and Profile of Mono County Visitors*, February 27, 2009. Accessed at http://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/402/economicimpactpresentation.pdf

² Proenca, S; Soukiazis, E., *Tourism as an economic growth factor: a case study for Southern European countries*, 2015. Researchgate website: http://www.researchgate.net/publication/228629558_Tourism_as_an_economic_growth_factor_a_case_study_for_Southern_European_countries

³ Galapagos Conservancy, *Tourism and Population Growth*, 2015. Galapagos Conservancy website: <http://www.galapagos.org/conservation/tourism-growth/>

Byways Plan and Main Street Revitalization efforts. The analysis provided in §4.9 notes that recreation has potential for significant adverse impacts on a wide range of resources including damage to plants, displacement of soil organisms, compaction of soils, nutrient loading, introduction of non-native invasive plant species, habitat fragmentation and edge effects, changes in bird behavior and nesting and movement, microclimate changes, increased fire risk, erosion, degraded water quality, improper disposal of wastes, changes in the life cycle and populations of native fish and macro-invertebrates and zooplankton, and impacts to human populations including safety, congestion and reduced livability of local communities (among others).

Mono County has in the past and will continue to proactively manage resources for sustainability, and the *Draft RTP/General Plan Update* and related planning actions contain numerous policies and actions that will further reduce the adverse impacts of tourism and recreational development on the environment. The analyses provided in EIR §4.9 as well indicate that these preventive and mitigating activities will reduce the impacts of recreational development on the environment, but not to a level that is less than significant; the same conclusion applies to the potentially significant adverse effects associated with economic development as outlined in the *Draft Economic Development Strategy* and other plans associated with the proposed *Draft RTP/General Plan Update*.

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SECTION 8

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- Marine Corps Mountain Warfare Training Center** Douglas Power, Community Plans & Liaison
- Tribal Consultation** Native American Heritage Commission; Benton Paiute Tribe; Big Pine Band of Owens Valley; Bishop Paiute Tribe; Bridgeport Indian Colony; Kern Valley Indian Council; Mono Lake Indian Colony; Walker River Reservation; Washoe Tribe
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SECTION 9

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MONO COUNTY GENERAL PLAN DRAFT EIR



SECTION 10

MITIGATION MONITORING AND REPORTING PROGRAM

10.0 PURPOSE OF MITIGATION MONITORING AND REPORTING

California Public Resources Code §21081.6 requires a Lead Agency or Responsible Agency to prepare a “*reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects*” as part of any EIR that has identified significant environmental effects. The analyses contained in this Draft EIR indicate that approval and implementation of the Draft *RTP/General Plan Update* may have significant adverse environmental effects (as detailed in EIR §7.0). Mitigating policies and actions have been recommended, along with supplemental mitigation measures for some impacts. As Lead Agency, Mono County is thus responsible for preparing and implementing the mitigation monitoring and reporting program.

10.1 MITIGATION MONITORING AND REPORTING PROGRAM ELEMENTS

As part of deliberations concerning EIR certification and the proposed project, the Mono County Board of Supervisors will be required to consider adoption of the *General Plan Update* objectives, goals, policies and actions that will serve to mitigate environmental effects of the project, as well as the supplemental mitigation measures listed in this EIR to address issues pertaining to Air Quality (see EIR §4.3) and Hydrology (see EIR §4.8). The intent of this Mitigation Monitoring and Reporting Program (MMRP) is to 1) verify that mitigation measures and policies are implemented over the life of the *RTP* and *General Plan*; 2) provide a methodology to document implementation of the required mitigation measures and policies; 3) provide a record of the monitoring program; 4) identify monitoring responsibility; 5) establish administrative procedures for the clearance of mitigation measures; 6) establish the frequency and duration of monitoring; and 7) utilize existing review processes wherever feasible.

10.2 MITIGATION MONITORING AND REPORTING PROCEDURES

The Mono County Board of Supervisors will be responsible for ensuring that all adopted *General Plan* mitigation measures and policies are implemented in the manner outlined in this Program. County staff will be responsible for ensuring that mitigation measures and policies are satisfactorily monitored, and for reporting to the Board of Supervisors regarding progress in fulfilling the *General Plan* mitigation obligations. The Board of Supervisors, acting on behalf of the residents of Mono County, will in turn be responsible for considering the reports submitted by staff, and determining whether the measures are being implemented and enforced as intended in this MMRP. It will be the responsibility of the Board of Supervisors to amend the *General Plan* mitigation measures and policies if necessary to achieve the environmental protections herein. In turn, the Local Transportation Commission (LTC) will be responsible for ensuring that all adopted *RTP* mitigation measures and policies are implemented in the manner outlined in this Program. County staff will be responsible for ensuring that mitigation measures and policies are satisfactorily monitored, and for reporting to the LTC regarding progress in fulfilling the *RTP* mitigation obligations. The LTC, acting on behalf of the residents of Mono County, will in turn be responsible for considering the reports submitted by staff, and determining whether the measures are being implemented and enforced as intended in this MMRP. It will be the responsibility of the LTC to amend the *RTP* policies if necessary to achieve the environmental protections herein.

10.3 COMPILATION OF MITIGATION MEASURES

The MMRP lists the mitigating policies and supplemental mitigation measures provided in the *RTP/General Plan Update* project that are proposed to eliminate, avoid, or reduce potential environmental effects of the Draft *RTP/General Plan Update* project. The fully articulated MMRP will be provided as part of the Final EIR, including complete and detailed recommendations for performance objectives as may be received from Responsible and Trustee Agencies during the Draft EIR review and comment period, in accordance with California Public Resources Code §21081.6(c).



APPENDIX A

NOTICE OF EIR PREPARATION

NOTICE OF PREPARATION

OF AN ENVIRONMENTAL IMPACT REPORT FOR THE MONO COUNTY RTP AND GENERAL PLAN UPDATE



LEAD AGENCY:

Mono County Community Development Department
Post Office Box 347 ♦ Mammoth Lakes, California 93546
Contact: Wendy Sugimura 760.924.1814

NOP ISSUED: 6 June 2014
NOP COMMENTS DUE: 11 July 2014
SCOPING MEETING: 19 June 2014, 10:00 am

Date: 6 June 2014
To: Interested Parties
Subject: Notice of Preparation of an Environmental Impact Report assessing a proposed update to the Regional Transportation Plan (RTP) and Mono County General Plan, and Related Planning Initiatives including Implementing Plans and Regulations.

- ▶ **Permits & Approvals:** Permits & approvals that may be required from your agency & CEQA review requirements associated with those approvals (see NOP §K);
- ▶ **Thresholds of Significance & Issues:** Thresholds of Significance for assessing impacts on resources and the potentially significant effects to be examined;
- ▶ **Alternatives:** Alternatives to the proposed RTP and General Plan updates that merit evaluation in the forthcoming EIR (please see discussion in NOP §L);
- ▶ **Related Projects:** Related projects or actions that should be considered in assessing cumulative effects;
- ▶ **Reference Materials:** Reference materials that should be reviewed to set forth baseline conditions or evaluate potential project impacts or mitigation measures; and
- ▶ **Scope and Content:** The scope and content of planning studies and initiatives to be evaluated in the forthcoming EIR, as discussed in NOP Sections C, F & G.

A. PURPOSE OF THE NOTICE OF PREPARATION

As Lead Agency, the Mono County Community Development Department ("the County") is planning to prepare an Environmental Impact Report (EIR) to analyze potential environmental impacts associated with the proposed RTP and General Plan Update project. The County has determined that an EIR will be required because the proposed actions may be associated with potentially significant impacts on the environment.

Given this background, and consistent with the California Environmental Quality Act (CEQA) §15082, the County has prepared this Notice of Preparation (NOP) to invite your comments as to the scope and content of environmental information to be provided in the forthcoming EIR. CEQA §15082 requires that the NOP be sent out as soon as the Lead Agency determines that an EIR is required. The purpose of the NOP is to notify agencies, organizations, and individuals that an EIR will be prepared, and to request input on the scope of the environmental analyses to be provided.

In particular, the County is requesting comments from interested agencies, organizations and individuals on the following aspects of the project:

→ **Please let us know if you want to receive copies of environmental documents so that your name can be included on the Distribution List.** Note that the County plans to use online posting and 'CD' copies of environmental documents as much as possible. If you would prefer to receive a hardbound copy of the EIR (at a nominal charge), please note this in your comments.

B. NOP CONTENTS

This NOP contains 16 sections, as listed below:

Section & Title		Section & Title	
A	Purpose of the NOP	I	Proposed EIR Scope
B	NOP Contents	J	Potential Impacts
C	Public Access	K	Update Timeline
D	Scoping Meeting	L	Project Location
E	Purpose of Update	M	Responsible Agencies
F	Scope of Update	N	Alternatives

G	Related Planning	O	How to Comment
H	Purpose of EIR	P	Deadline for Comments

C. PUBLIC PARTICIPATION AND ACCESS

The County and Local Transportation Commission (LTC) have integrated public outreach into the very fabric of the RTP and General Planning process by working with Regional Planning Advisory Committees (RPACs) in each community to develop and update Area Plans that reflect local land use goals and priorities as well as transportation policies and priorities. Policy development has been vetted through the RPACs, and the Land Use Element will incorporate the resulting Area Plan updates to provide more specific guidance for development activities in individual communities; some Specific Plans have also been reviewed and updated.

The local RPAC meetings will continue to be a primary forum for sharing information and obtaining comments about the RTP and General Plan updates. In addition, the County will post EIR documents on the County website for review and downloading. Hard copies of the EIR will also be available at the Crowley Public Library, county offices in Mammoth Lakes and Bridgeport, the June Lake Library, the Lee Vining Library, and the Bridgeport Library. Hardbound copies can also be obtained from the county for a nominal charge (to cover reproduction costs).

The RTP and General Plan updates will take full advantage of web-based communication capabilities. All General Plan and RTP documents (including this NOP, the RTP and General Plan elements, and the full set of studies and initiatives on which the updates are based) will be posted online at the Mono County website at: <http://www.monocounty.org>. Please go to the County "website" to register your email address for automatic updates via the RTP/General Plan (see the web link below), or contact C.D. Ritter (760.924.1800) to receive automatic RTP and General Plan updates via the web.

All RTP & General Plan documents will be posted online at the Mono County website:
<http://monocounty.ca.gov/planning/page/2013-mono-county-general-plan-update>

D. SCOPING MEETING

The County will hold a scoping meeting for this EIR. A scoping meeting will be held June 19 at 10:00 am in the Town/County Conference Room in Mammoth Lakes (437 Old Mammoth Rd., Suite P).

The scoping meeting is set for June 19, 10 am in the Town/County Conference Room, Mammoth Lakes.

The scoping meeting will include a brief presentation about the RTP and General Plan updates and CEQA review process, and participants will be encouraged to share suggestions and comments regarding scope & focus of the forthcoming EIR.

E. PURPOSE OF THE RTP/GENERAL PLAN UPDATE

Government Code §65400 requires each county to "adopt a comprehensive long-term general plan for the physical development of the county." The purpose of the general plan is to establish policies that will guide decisions on future growth, development, and conservation of natural resources on private lands in the unincorporated area of the county in the manner required by law.

The County completed a comprehensive General Plan Update in 1993, along with a Final EIR and a separate Master Environmental Assessment (MEA). The MEA was prepared as a stand-alone document to streamline preparation of future environmental reviews and to facilitate periodic revisions apart from the formal General Plan amendment process.

In 2000, the County comprehensively updated its General Plan Land Use Element. The revisions focused on three key goals: to integrate the zoning & development code into the General Plan, to amend the Land Use Plan accordingly, and to upgrade Land Use maps to provide greater detail for all areas of the county. As part of these revisions, the County prepared a new EIR (showing the same impacts and mitigations as identified in the 1993 EIR) and also updated its MEA. The 2001 MEA contained reformatted text and extensive updates to the environmental baseline data.

County staff informally updated the MEA format and data during 2009-2010, and is updating the MEA once again as part of the current RTP/General Plan updates and environmental review process. The focus of the 2014 update is to ensure that the MEA format complements the larger General Plan, and the MEA content supports the cornerstone objective of streamlining the CEQA process in Mono County through better use of tiering provisions in the CEQA Guidelines. Key goals of the streamlining process are to eliminate the time and cost associated with redundant analyses, and place greater emphasis on protection of the substantial environmental resources in Mono County.

F. SCOPE OF THE RTP/GENERAL PLAN UPDATE

The 2014 update and CEQA documents will review and analyze the Land Use Element, Circulation Element/RTP, Conservation/Open Space Element, Safety Element, Noise Element, Hazardous Waste Management Element, Economic Development Element and Housing Element. Each document is described below:

- **Land Use Element:** The land use element addresses all land use issues through a set of coherent development policies. The element describes the type and intensity of development that may occur, and contains specific policies for each of the community planning areas. The proposed Land Use Element update would: (a) clarify some land use designations and associated development standards; (b) update several area plans to reflect RPAC recommendations; (c) provide a summary of policies from adopted specific plans and repeal

the Conway Ranch Specific Plan; (d) include changes, regulations and policies to respond to new state law requirements; and (e) provide forecasts for projected and ultimate development utilizing refined assumptions and recently developed countywide GIS mapping tools.

- **Circulation Element/Regional Transportation Plan:** Since 1980, the County has used the RTP (prepared by the Local Transportation Commission) as its Circulation Element. Another cornerstone goal of the current update is to ensure that the document addresses infrastructure policies related to capital facilities and communications, infrastructure and community services. The current Circulation Element update proposes to incorporate a new communications policy, policies on capital facilities, and baseline data from recently completed and ongoing Municipal Service Reviews prepared by the Local Agency Formation Commission, including a study of small water service districts.
- **Conservation/Open Space Element:** This element describes how the County will manage open space lands to preserve natural resources, resource production, outdoor recreation, and public health and safety. Policies address a wide range of resources: biological, hydrological, agricultural, mineral, energy, scenic, cultural, air quality, public health and timber. Resource information proposed to be updated in this element will focus on energy policies and Integrated Regional Water Management Plans within the RTP/General Plan study area, as well as compliance with the Endangered Species Act (ESA) with emphasis on habitat assessments and mitigation policies to aid in avoiding the listing of additional species, particularly in areas where growth is expected to occur.
- **Safety Element:** This element addresses the special development requirements needed to safeguard areas subject to natural hazards including flooding, seismic and other geologic hazards, wildland and structure fires, and avalanche and volcano hazards. The current Safety Element update proposes to incorporate a multi-hazard mitigation plan update and new standards consistent with Fire Safe Rule 1270 (Fire Safe Regulations) and in keeping with requirements of the Disaster Mitigation Act of 2000 which is administered by the Federal Emergency Management Agency (FEMA). Mitigation planning under this program is required to qualify for disaster assistance.
- **Noise Element:** The Noise Element evaluates existing and projected noise conditions, and contains policies to assure that noise compatibility is part of future land use decisions. The proposed Noise Element update would include new noise readings and corresponding policy adjustments.
- **Hazardous Waste Management Element:** This element is proposed to be folded into the Integrated Waste Management Plan (see Related Planning Initiatives, below).
- **Economic Development Element (EDE):** The EDE update is proposed to consist of countywide policies to strengthen and enhance job opportunities and economic conditions.
- **Housing Element:** This element was recently adopted, with few changes and with separate CEQA documentation, to comply with state deadlines. It has been referenced and integrated where appropriate with other elements (such as the Land Use Element build-out calculations). The RTP and General Plan updates and EIR will summarize and incorporate relevant policy conclusions.

G. RELATED PLANNING INITIATIVES

In tandem with the RTP/General Plan updates noted above, Mono County and other agencies have also undertaken (or will undertake) a series of planning initiatives to enhance the quality of life for residents and visitors throughout and beyond Mono County. The RTP/General Plan update proposes to incorporate relevant information and conclusions from these initiatives, including planning goals and policies where applicable. The scope of related planning initiatives is broad and evolving. The forthcoming EIR will address the initiatives outlined below, and other relevant planning efforts that may arise to the extent that sufficient information becomes available:

- **Integrated Waste Management Plan.** Through this effort, the County proposes to integrate the Hazardous Waste Management Element into the more comprehensive Integrated Waste Management Plan (IWMP). The IWMP comprises five components:
 - *A Source Reduction and Recycling Element (SRRE) to reduce waste loads;*
 - *A Household Hazardous Waste Element (HHWE) to ensure the safe collection, recycling, treatment, and disposal of hazardous wastes that are generated by households;*
 - *A Countywide Siting Element (CSE) that monitors landfill capacity, ensures that capacity does not fall below 15 years and sets guidelines for the siting of new facilities;*
 - *A Non-Disposal Facility Element (NDFE) that is used (along with the Siting Element) to establish or expand a solid waste disposal facility; and*
 - *A Summary Plan.*The IWMP is being updated to address improvements in recycling & waste reduction and to review options for waste disposal after the closure of the Regional Benton Crossing Landfill. To the extent feasible, this plan will be coordinated with the biomass utilization studies described below.
- **Biomass Utilization:** Mono County and the Eastside Biomass Project Team evaluated the feasibility of a community-scale bioenergy facility (thermal only, combined heat and power, or electricity only) using locally available forest waste biomass, utilizing local labor, and supporting the regional economy. The study concluded that thermal-only alone would be feasible due to sustainable supply requirements. Results of this study will inform an update of energy, forest health, and fire hazard policies in the General Plan.
- **Capital Facilities Policies & Transportation Improvement Projects:** The County is preparing capital improvement policies and formalizing an approval process to enhance long-term project planning coordination. Transportation projects and parking standards (see below) will be key focus areas through the RTP update. The EIR will also review updates to the Municipal Service Reviews and Spheres of Influence for local agencies.
- **Parking Standards Study:** Downtown parking standards have been revised for various Mono County communities as part of the RTP planning effort. This effort is being conducted in tandem with the Scenic Byways and main street revitalization efforts.
- **Scenic Byways Plan:** The County is applying for a federal 'scenic byway' designation for U.S. 395. The plan includes a corridor "brand," a catalogue of scenic values, community

design themes, regional and community stories highlighting local character, and Main Street Revitalization efforts as described more fully below.

- **Main Street Revitalization Efforts:** The main streets in most Mono County communities are also state highways, and must serve the needs of regional mobility as well as local safety and community values. The Main street revitalization efforts focus on identifying innovative community-specific improvements to achieve complete streets, walkable communities, and support local communities. Main Street goals and policies will complement the Scenic Byway planning effort.
- **Main Street Design Handbooks:** The voluntary Main Street design handbook recently developed for Bridgeport has been well-received, and similar design handbooks are in the planning stages for other Main Streets in tandem with the Main Street Planning process noted above.
- **County-wide Trails Planning:** Trail planning is a long-standing priority for Mono County. The RTP and General Plan updates will review ongoing plans and progress in recent years.

Trail planning is a long-standing priority for the LTC and Mono County, and the RTP/ General Plan updates will review a wide range of plans including the 350-mile Eastern Sierra Regional Trail from Topaz Lake to Round Valley.

Key components of the trail planning effort include a proposed 350-mile Eastern Sierra Regional Trail from Topaz Lake to Round Valley, community efforts to create a gateway trail connecting Lee Vining to Yosemite National Park, and numerous local community efforts.

- **Resource Efficiency Plan:** This plan will function in the same manner as a Climate Action Plan, but will focus more specifically on reducing Greenhouse Gas (GHG) emissions as now required by CEQA §15183.5. The County's main goals are to meet CEQA requirements for the RTP and General Plan updates, provide a GHG analysis and mitigation measures sufficient to enable tiering and CEQA streamlining, and identify and prioritize effective GHG reduction measures that also result in cost savings and/or a high return on investment.
- **Landownership Adjustment Report:** The County completed a multi-agency landownership adjustment review in 2010. The current update proposes to incorporate policy changes recommended in the 2010 review.
- **Food Systems Study:** In support of a recent Inyo Mono Advocates for Community Action (IMACA) grant, the County is planning to develop and refine policies to support community agricultural uses including community gardens, ranching, and documentation of the agricultural heritage in Mono County. The study will consider all activities from production to distribution and waste, with a focus on low-income needs.
- **Biological Conservation Policies:** The County proposes to update its Open Space/Conservation Element with biological conservation policies and mitigation strategies based upon the results of focused habitat reviews in selected areas of the County, and specific guidance provided for mitigating impacts to the Bi-State sage grouse, Yosemite toad and yellow-legged frog. To support goals for CEQA tiering, the forthcoming EIR will establish mitigation guidelines for types of habitat; it is anticipated that this approach will better accommodate

sensitive species listings while reducing parcel-specific study requirements.

- **Watershed Plans:** Mono County is one of 30 members of the Inyo-Mono Integrated Regional Water Management Program (IRWMP). The IRWMP is part of a larger statewide effort to identify and implement solutions for water management issues. The Calif. Dept. of Water Resources funds IRWMP projects with grants from the Proposition 84 Stormwater Grant Program, which requires that funds be used to reduce and prevent stormwater contamination of rivers, lakes and streams. Through this effort, watershed plans are being prepared for the East Walker, West Walker, Upper Owens & Mono Watershed basins, and Open Space/ Conservation Element water policies are proposed to be updated to reflect these plans.
- **Grading Regulations:** The County proposes to amend Ordinance No. 13.08.160 to require the use of Best Management Practices in conjunction with specified land clearing and/or earthwork activities, and to allow streamlined approval on applications that meet certain requirements.
- **Repeal of the Conway Ranch Specific Plan:** The Conway Ranch Specific Plan was adopted in 1990, but the project was never developed and the property has since been acquired by Mono County. Grant Funds used to acquire the property have restricted the property in such a way that the approved Specific Plan is effectively null and void, and there is a need to re-designate the lands to an appropriate designation that reflects the current restrictions and intent.

All of the above initiatives are associated with and will be incorporated into the general planning process, and all will be evaluated in the forthcoming EIR.

H. PURPOSE OF THE RTP/GENERAL PLAN EIR

Overview. The adoption or amendment of an RTP, General Plan or General Plan element is subject to CEQA and the Public Resources Code (§21000, et seq.), and an EIR is often required due to the scope and complexity of the general planning process. The primary purpose of an EIR is to inform decision-makers and the public of the potential significant environmental effects that may be associated with implementation of the proposed RTP and General Plan elements, and to identify and set forth less damaging alternatives, and possible ways to reduce or avoid the possible environmental damage.

This process and information enables environmental considerations to influence the development of RTP/General Plan policies, thereby ensuring that the plan's policies will address potential environmental impacts and the means to lessen or avoid such impacts. The timing of the current CEQA process is concurrent with the development and review of proposed changes to the Mono County RTP and General Plan. The County is synchronizing these parallel processes to optimize public participation and avoid unnecessary duplication of effort.

The primary purpose of an EIR is to inform decision-makers & the public of potentially significant environmental effects that may be associated with implementation of the proposed RTP and General Plan elements, & to identify and set forth less damaging alternatives, and ways to reduce or avoid the possible environmental damage.

General Plan EIR update and Later Tiering. An important purpose of the forthcoming EIR is to facilitate 'tiering' to streamline CEQA compliance for future projects that conform to policies of the updated RTP and General Plan. The tiering concept allows later CEQA documents to incorporate and build upon, rather than repeat, the information contained in the RTP/General Plan EIR. The EIR will provide a detailed outline of how and when the tiering process may be used to fulfill CEQA requirements for later projects.

I. PROPOSED EIR SCOPE AND FOCUS

The forthcoming EIR will be prepared as a full-scope review, considering all potential environmental effects of the proposed RTP and General Plan updates. In keeping with this scope of review, and consistent with CEQA Guidelines §15063, an Initial Study has not been prepared for the plan.

J. POTENTIAL IMPACTS

As was true in the 2000 update, changes proposed for the 2014 RTP/General Plan updates will not substantively modify the County's land use planning or underlying assumptions. The County proposes to refine but not fundamentally change the basic underlying land use goals, policy directions and overall build-out densities. Similarly, the County proposes to update Area Plans based on extensive guidance from the RPACs, but the proposed updates reflect minimal change in overall policy direction and build-out densities.

Provided below is a preliminary description of potential impacts that may be associated with each of the General Plan and RTP revisions. Potential impacts will be analyzed in the forthcoming EIR along with in-depth discussion of the proposed changes, new State laws & major planning issues. Note that the forthcoming EIR will facilitate tiering to the maximum feasible extent. However, project-level CEQA documentation will be prepared as required for all proposed implementation activities.

This update will focus on incorporating guidance and input from community RPACs, new State laws, Caltrans guidance, and major new planning issues.

- **Land Use Element:** No density increases are proposed, though density reductions may occur in some areas. As before, ultimate build-out represents the "worst case" scenario: maximum densities up to 20 units per acre may be permitted in some areas, provided that all applicable services (water, sewer, etc.) are in place and all applicable regulations are met (fire, habitat, etc.). Similarly, potential density reductions would reflect areas of the county where services are lacking and/or regulations cannot be met; in

general these service constraints, external regulations and state policy limitations are anticipated to be most evident in undeveloped areas of the County.

- **Circulation Element/Regional Transportation Plan and Improvements/Capital Facilities Plan:** Key RTP infrastructure improvements are proposed to focus on "asset management" – i.e., maintaining existing roads and highways in good condition. Thus, the plans will emphasize rights-of-way (ROW) maintenance including repaving/restriping/resurfacing of roads to modify lane widths, the addition or relocation of bike lanes and pedestrian pathways, and other similar improvements. The plans will also reflect new and emerging legislation that will reshape the way that roadway level of service and parking requirements are analyzed in order to facilitate walkable communities and efficient transportation. Given the focus on efficiency and safety, environmental effects are anticipated to be largely beneficial: no new roads are proposed, and roadway improvements would be limited to existing community areas. This element will be analyzed in tandem with the related planning initiatives that fall under the Capital Facilities Policies and Transportation Improvement Projects. Tiering will be an important element of this section, with the goal that analyses in the forthcoming EIR would provide sufficient review to meet CEQA requirements for many of the proposed future improvements to existing roadways.
- **Conservation/Open Space Element:** Updates to this element will generally focus on refinements to existing policies. However, the County anticipates that a number of new policy components will be proposed as well, particularly with regard to emerging special-status plant and animal habitats and species (sage grouse and Yosemite toad, for example). In these areas, the County will likely propose standards to mitigate or avoid impacts where feasible (such as setbacks, clustering, landscaping and related controls). In high-value areas where such measures are infeasible, the element may propose broader actions possibly including land acquisition and land trades. These actions would be proposed to reduce the impacts on potentially threatened species and habitats sufficiently to avoid formal listing by the U.S. Fish and Wildlife Service. The County has prioritized avoidance because it anticipates that formal listings, if unavoidable, will substantially increase costs, processing time frames, and the level of difficulty associated with use of lands in the impacted areas.

The Conservation/Open Space Element will also consider various steps to strengthen water supply and watershed protection and conservation. These measures may include ordinances governing landscaping, irrigation, watershed protection, more widespread use of Best Management Practices, and the possibility that the County may be encouraged through state legislation to take a more active role in groundwater management (including well permit issuance). Again, the forthcoming EIR would establish the broad CEQA framework permitting later tiering of project-level decisions. As with all elements of the forthcoming review, the County would welcome input regarding the format, scope and content of these thresholds, mitigations and tiering criteria.
- **Safety Element:** Safety Element updates will include new data on hazards that may impact development potential in various areas of Mono County, and associated public safety concerns. The proposed revisions will reflect updated hazard maps and regulations including new legislation for fire safety and defensible space requirements. The County anticipates that some of the new regulations may limit development and development potential in

more remote areas of Mono County due, for example, to substantially more stringent access requirements for emergency fire response.

- **Noise Element:** The anticipated Noise Element update will focus on new standards and regulations, as well as variations in anticipated noise environments associated with Land Use Element updates. Most of these changes are relatively minor in scope. Communities along Highway 6 may experience more substantive elevation of ambient noise levels due to anticipated future increases in truck traffic between Nevada and southern California. As part of the Noise Element update, the County will consider various steps to mitigate the increased noise levels including reduced speed requirements through established communities and other measures.
- **Economic Development Element (EDE):** Few environmental effects are anticipated in connection with implementation of the updated EDE, since most activities will occur in and be for the benefit of established communities. Mono County generally has sufficient infrastructure and housing to accommodate growth of tourism and services, and through its Housing Element the County has an established mechanism (currently suspended due to recessionary economic conditions) to provide adequate affordable housing for area employees.
- **Housing Element:** The County recently completed its Housing Element update and an associated CEQA review that will be incorporated by reference into the forthcoming EIR. The current Housing Element reflects an easing of the County's obligations for meeting regional housing need, primarily due to continuing the recessionary conditions. However, the County will reinstate compliance requirements for the Affordable Housing Ordinance, primarily within existing communities, when development demands warrant.
- **Integrated Waste Management Plan (IWMP):** Two components of the IWMP are solely for planning purposes: The SRRE is a menu of actions that may be taken to education residents about the importance and need for waste load reduction; these could include such varied steps as flyers, early education, advertisements, labeling on trash containers, etc. Similarly, the Countywide Siting Element is a tracking tool that enables the County to ensure that waste facility planning efforts remain ahead of need. The remaining two components focus on providing the facilities needed to receive wastes: the HHWE is primarily addressed to non-disposal activities (collection, recycling and treatment) whereas the NDFE is primarily addressed to disposal. For the HHWE, Mono County has placed a high priority on ensuring that facilities are located in proximity to the main population centers (Mammoth and Bridgeport) in order to minimize transportation impacts and maximize opportunities for reuse. The County does not plan to proposed specific facilities in the HHWE at this time; instead, the HHWE will describe the available options. Detailed proposals will be developed in separate planning studies, along with CEQA documentation as needed.

The NDFE options will comprise a wider area of review. Due to the high compliance costs associated with new landfill development, the County does not anticipate that the Benton Crossing Landfill (scheduled for closure in 2023) will be replaced with a new facility in Mono County. As alternatives, the NDFE will explore on a preliminary level the options of transporting municipal disposal wastes into Lockwood Nevada (where the existing landfill has adequate capacity to accept county wastes for fifteen years or

longer), and/or into Inyo County (where the existing landfill has adequate long-term capacity to accept county wastes, but where such use may be prohibited by terms of Inyo County's lease). Again, these decisions will not be part of the forthcoming IWMP, but instead will be examined in later planning studies, along with project-level CEQA documentation as required.

- **Biomass Utilization:** The biomass utilization activities are part of the larger resource efficiency planning effort that is eventually intended to yield a zero-net energy use profile for all County activities. As one potential source, the County will further consider Biomass Utilization based on information gained, and compare this with other opportunities to develop the most comprehensive set of tools and resources. A wide range of impacts may be associated with the construction and operation of a thermal-only biomass facility utilization (if selected). The forthcoming EIR will review the types of impacts associated with various biomass alternatives; detailed environmental assessment would be provided in project-level reviews when specific activities are proposed. However, the County's primary focus is on development of alternative fuel programs and sources (rather than on any single component), with an emphasis on low-impact activities including stronger incentives for in-fill and disincentives for sprawl, efficient community and rural transit systems, and other similar policies and programs.
- **Parking Standards Study:** As with the Circulation Element/RTP above, the parking standards study will reflect new and emerging legislation designed to reshape the way that parking requirements are analyzed to facilitate walkable communities and more efficient transportation systems. Again, environmental effects are anticipated to be largely beneficial, with improved signage, possible use of back-in (instead of front-in) angled parking for better visibility, greater use of transit over personal automobiles, and other similar initiatives. Tiering will be an important element of this section, with the goal that analyses in the forthcoming EIR would provide sufficient review to meet CEQA requirements for many of the proposed future parking improvements.
- **Scenic Byways Plan:** The Scenic Byways designation does not involve new regulations or land use requirements; rather it is a form of formal recognition. If approved, the County anticipates use of a new and unified signage program along the Highway 395 corridor, with additional interpretive features and directional information. Direct environmental effects are expected to be minimal, and the forthcoming EIR will facilitate tiering to the maximum possible extent.
- **Main Street Revitalization Efforts:** Highway 395 passes through many Mono County communities, and thus the Main Street Revitalization efforts are closely tied to the Scenic Byways plan as well as the RTP and emerging emphasis on livable and complete communities. Potential impacts may include narrowing of the lanes in some areas, new and/or wider sidewalks, medians, landscaping, street 'furniture' and other elements intended to increase safety and add visual appeal; direct environmental effects are again anticipated to be minimal and CEQA tiering will be a priority of the forthcoming EIR with respect to these improvements.
- **Main Street Design Handbooks:** The Design Handbooks are designed to offer creative ideas in support of the larger Main Street revitalization effort. All components are non-regulatory, with minimal potential for environmental effect; and maximum focus on CEQA tiering.

- **County-wide Trails Planning:** *The trails planning effort primarily comprises improvements to existing trail routes and rights-of-way. New linkages may be proposed to achieve the proposed 350-mile continuous Eastern Sierra system as well as the Yosemite gateway trail, and the County may propose new trails in the Antelope Valley as well. The forthcoming EIR will review the types of impacts that may be associated with new trails and trail linkages; it is anticipated that subsequent project-level CEQA review may be required for some segments as will be identified in the forthcoming EIR.*
- **Resource Efficiency Plan:** *As discussed previously for Biomass Energy, the County has embarked on a multi-faceted effort to achieve a zero-net energy use profile for all County activities. To reflect budgetary constraints, the proposed program is incremental in scope and not capital intensive. Instead, the County proposes to focus on infill of existing community areas and affirmative steps to limit sprawl development of areas outside of the established communities and transit systems. Clean energy improvements are integral to the proposed Resource Efficiency plan and reduced energy usage and associated pollutant emission reductions are anticipated to be primary environmental outcomes.*
- **Landownership Adjustment Report:** *A primary long-term objective of the Landownership Adjustment Report is to more closely concentrate Mono County development activities within existing communities and simultaneously reduce the number of outparcels and isolated islands of development. The program is intended to reduce impacts to open space lands, and the associated environmental effects are therefore projected to be largely beneficial.*
- **Food Systems Study:** *No new agricultural lands or ranching areas are proposed in the Food Systems study. Instead, transportation and marketing are the primary tools proposed to expand community involvement in agriculture. Project impacts may include demands on area highways, increased waste loads and associated integrated waste management program demands, and some small-scale development for processing.*
- **Biological Conservation Policies:** *As described more fully above (see Conservation and Open Space Element), the County anticipates a range of new policies and standards designed to avoid the formal listing of several sensitive species and habitats in Mono County. The new proposals are expected to include steps to mitigate or avoid impacts (such as revised setback standards, new requirements for clustering, more restrictive landscaping controls and other similar provisions). In high-value areas where such measures are infeasible, the element may propose broader actions possibly including land acquisition and land trades. All of these steps aim to reduce the impacts on potentially threatened species and habitats sufficiently to avoid formal listing by the U.S. Fish and Wildlife Service. The County has prioritized avoidance activities (with associated environmental benefits) because it anticipates that formal listings, if unavoidable, will substantially increase costs, time frames & level of difficulty associated with use of lands in the impacted areas.*
- **Watershed Plans:** *The County anticipates that watershed protection will be an increasingly important goal in coming years, consistent with emerging state legislation. As part of this effort, counties may be encouraged to take a more active role in groundwater management (including well permit issuance) based on the precept that these resources are best managed at the local level. Additionally, the County proposes that BMPs be more widely*

incorporated into development permits to supplement requirements already in place for runoff and grading. The anticipated watershed planning activities are expected to reduce existing adverse effects and may in some instances result in beneficial impacts particularly with respect to water quality and supply reliability.

In addition to the watershed issues noted above the Mono County Board of Supervisors has discretionary authority, under an agreement with National Fish and Wildlife Foundation, for future review of water leases and water transfer activities between regions of the County and Walker Lake in Nevada. This authority will not be a part of the forthcoming EIR, but the forthcoming EIR will establish the framework of future CEQA documentation requirements to be met before the Board considers any actions pursuant to this agreement.

- **Grading Regulations:** *New and more effective BMP controls will be a key element of the proposed updates to the grading regulations, and the associated environmental effects are expected to be beneficial.*
- **Repeal of the Conway Ranch Specific Plan:** *In order to reflect existing property restrictions and uses, it is proposed to replace the 1990 Conway Ranch Specific Plan with an open space designation on all but the existing developed residential parcels, which would be designated single family residential.*

K. RTP/GENERAL PLAN UPDATE TIMELINE

The RTP and General Plan update process will proceed in one phase, and the County anticipates that the process will be completed by mid-to-late 2015 (including the RTP/General Plan updates, related planning initiatives, the EIR and the MEA).

L. PROJECT LOCATION

The project location covers the entirety of Mono County. As shown in the inset map, the county is located in east-central California, on the eastern slopes of the Sierra Nevada mountains. The county covers about 3,030 square miles of land area but is sparsely settled, with a 2010 population of 14,202. More than half of the county's residents reside in the town of Mammoth Lakes (the only incorporated city). The remaining residents live in unincorporated communities that include Antelope Valley, Swauger Creek/Devil's Gate, Bridgeport Valley, Mono Basin, June Lake, Mammoth vicinity, Upper Owens, Long Valley, Wheeler Crest, Tri-Valley, Benton Hot Springs Valley, and Oasis.

The County shares a long common boundary with the state of Nevada, and also borders onto four Nevada counties (Douglas, Lyon, Mineral and Esmeralda) and five California counties including the counties of Inyo, Fresno, Madera, Tuolumne, and Alpine. Bridgeport is the Mono County seat.

M. LEAD AND RESPONSIBLE AGENCIES

LEAD AGENCY: Mono County is the designated Lead Agency for the project. In order to implement the project, the County will be required to certify that the Final EIR has been prepared

in compliance with CEQA, approve the proposed RTP and General Plan updates, approve the proposed Mitigation Implementation & Reporting Program, adopt findings, and verify that water supplies are adequate to serve the project.



RESPONSIBLE AGENCIES: The Mono LTC, with approval authority over the RTP, will be the principal Responsible Agency for the project. In addition to the Lead Agency approvals listed above and approval of the RTP, the EIR may be used by other public agencies that will consider separate permits and approvals required to implement various RTP and General Plan components. Additional Responsible Agencies under CEQA may include:

- Caltrans (to monitor the RTP planning process and approve actions that would impact the right of way of State Highways);
- The California Resources Agency (for activities involving natural, historical and cultural resources);
- U.S. Forest Service (for actions that would impact public lands managed by the USFS);
- Bureau of Land Management (for actions that would impact public lands managed by the BLM);
- Town of Mammoth Lakes (for actions that would impact lands within the Town boundaries, particularly those related to transportation);
- The California Housing & Community Development Department (for activities that may impact housing supply, affordability and condition);
- The Public Utilities Commission (for activities that may involve privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies);
- The California Dept. of Conservation and related divisions (for activities pertaining to the state's geology, seismology and mineral resources);
- The California Energy Commission (for activities that may impact energy demands, conservation & energy efficiency, energy technology, renewable energy resources & technologies, thermal power plants and energy emergencies);

- California Highway Patrol (for activities that may affect public safety, traffic & emergency response, and public property and infrastructure integrity and safety);
- California Dept. of Forestry and Fire Protection (for activities that may impact fire protection, emergency response, and stewardship of wildlands for fire safety);
- Lahontan Regional Water Quality Control Board (for activities that may impact water quality, the beneficial use of water resources, and management of water quality problems associated with human activities);
- State Historic Preservation Office (SHPA) for activities involving resources that may have historic significance;
- U.S. Federal Highway Administration (for actions pertaining to the Scenic Byway designation);
- City of Los Angeles (for actions that would impact lands owned by the City);
- Great Basin Air Pollution Control District (for actions that would require consistency with the adopted air quality management plans);
- U.S. Fish & Wildlife Service (for special species and habitat studies); and
- Local special districts (fire, water, public utility) for activities that may impact service capacities/ resources or require district permits

TRUSTEE AGENCIES: A "trustee agency" is a public agency with jurisdiction by law over natural resources held in trust for the people of the State of California. Trustee agencies that may have jurisdiction over resources associated with the RTP and General Plan updates include:

- The California Dept. of Fish & Wildlife, for activities that may involve fish & wildlife of the state, designated rare or endangered native plants, game refuges, ecological reserves, and other areas administered by CDFW;
- The State Lands Commission, with regard to State-owned "sovereign" lands, such as the beds of navigable waters and State school lands; and
- The State Dept. of Parks and Recreation, for activities that may impact resources of the State Park System.

→ Please let us know if your agency has jurisdiction or approval authority over lands and/or actions that may be impacted by the forthcoming RTP and General Plan updates and related planning initiatives.

N. PROJECT ALTERNATIVES

CEQA §15126.6 sets forth the requirements for analyzing alternatives in an EIR as follows: "An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The potentially significant impacts associated with the RTP and General Plan updates will be identified as part of the environmental review process. As a result, the range of alternatives will depend on findings in the forthcoming EIR.

Within this context, the County anticipates that alternatives will be based on planning options considered by the various community RPACs in developing the adopted Area Plans for each community. In addition, the EIR will consider the mandatory 'No Project Alternative,' and the County anticipates consideration of at least one alternative for meeting requirements of the Endangered Species Act. The County invites you to submit comments concerning the range of alternatives to be analyzed in the forthcoming EIR.

O. HOW TO RESPOND TO THIS NOP

Please send your responses to this NOP by email, by postal mail, by fax or by hand delivery. Addresses and contact information are provided below:

**Mono County Community Development Department
Post Office Box 347 ♦ Mammoth Lakes, California 93546
Care of: Wendy Sugimura
E-Mail: cdritter@mono.ca.gov
Telephone: 760.924.1800 ♦ Fax #: 760.924.1801
For Hand Delivery: 437 Old Mammoth Rd., Suite P
Minaret Village Mall**

Español comentarios son bienvenidos y deben ser dirigidas a la atención de Cedro Barager en el Departamento de Desarrollo Comunitario de Mono County.

P. DEADLINE TO SUBMIT NOP COMMENTS

Due to the time limits mandated by state law, **your response to this Notice of Preparation (NOP) must be sent at the earliest possible date and no later than July 11 (35 days from posting of this notice).** Please include the name, telephone number and address of a contact person so that we can follow up if questions arise. The schedule calls for the Draft EIR to be distributed for public review in 2015.



APPENDIX B

NOP COMMENT LETTERS

DEPARTMENT OF TRANSPORTATION

DISTRICT 9

500 SOUTH MAIN STREET

BISHOP, CA 93514

PHONE (760) 872-0785

FAX (760) 872-0754

TTY 711

www.dot.ca.gov



*Serious drought.
Help save water!*

RECEIVED

JUL 07 2014

MONO COUNTY
Community Development

July 2, 2014

Ms. Wendy Sugimura
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, CA 93546

File: Mno
NOP
SCH#: 2014061029

Notice of Preparation (NOP) of an Environmental Impact Report for the Regional Transportation Plan (RTP) and General Plan update (GPU), and Related Initiatives

Dear Ms. Sugimura:

Thank you for giving the California Department of Transportation (Caltrans) District 9 the opportunity to comment during the NOP phase for the RTP and GPU. We offer the following comments:

- Regional Transportation Planning Agencies (RTPA) are required by State statute to update their RTPs at least every five years. Failure to adhere to the required update period could result in a lack of state and federal funding as projects that are programmed for state or federal funding must be included in the approved RTP. Caltrans had given the Mono RTPA extra time to finalize the RTP - by June 2014 (previously scheduled for late 2013). We are disappointed that another year will pass without the required update. Please provide an RTP completion schedule and justification for this additional extension as soon as possible.
- In the new Communications Policy proposed for the Circulation Element, ensure that proposals for communication/utility facilities (e.g. towers, fiber optic line, etc.) consider State Scenic Highways and highways eligible for Scenic status. The County is responsible for preserving scenic quality of such corridors. Any deviation could be cause for loss of Scenic status and also necessitate California Public Utilities Commission involvement (e.g. request for waivers for overhead lines).
- To improve multimodal facilities (shoulders, sidewalk, etc.) where possible, Caltrans would like to partner with the County utilizing Active Transportation Program funding. Caltrans will be preparing a multimodal plan. The County may also wish to prepare a corresponding plan integrating with the Caltrans plan for a seamless multimodal network.
- In Circulations Element/Regional Transportation Plan and Improvements items, include discussion of partnerships via Memorandums of Understanding and transportation project goals therein.

Ms. Sugimura
July 2, 2014
Page 2

- Consider possible Mitigation Banks for transportation project impacts.
- In the Safety Element, ensure Caltrans involvement in plans for safeguarding areas and procedures during incidents that require use of the State Highway System.
- Ensure that the Parking Standards Study and related policies/goals appropriately address the given roadway situation (i.e. traffic volume, vehicle type, etc.).
- As Mono staff is aware, National Scenic Byways has been discontinued via the Moving Ahead for Progress in the 21st Century Act (MAP-21); hence, clarification as to why the County is pursuing an initiative for Byways should be included. Any effort for corridor planning (i.e. Opticos contract) should focus on other tangible items – not solely on a Byways designation.

Although visual qualities in open highway (natural) context and main street (built community) context may be complementary, it should be made clear that any scenic corridor designation excludes developed community areas. The scope of work for a corridor management plan must address the open highway vista preservation, not community design themes. Clear separation of these two efforts should be made in order to clarify the different deliverable objectives.

- Ensure that goals and polices realistically balance the State highway's role as a: community main street, interregional thoroughfare, local lifeline, goods movement corridor, and complete street.
- Replacing the 1990 Conway Ranch Specific Plan areas with open space or residential designations, as stated, is appropriate.

We value our cooperative working relationship with Mono County and look forward to further review of your documents. Please contact me at (760) 872-0785, with any questions.

Sincerely,



GAYLE J. ROSANDER
IGR/CEQA Coordinator

c: State Clearinghouse
Dennee Alcalá, Caltrans

Lahontan Regional Water Quality Control Board

July 7, 2014

File: Environmental Doc Review
Mono County

Wendy Sugimura
Mono County
P.O. Box 347
Mammoth Lakes, CA 93546

COMMENTS ON NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE REGIONAL TRANSPORTATION PLAN AND MONO COUNTY GENERAL PLAN, MONO COUNTY, STATE CLEARINGHOUSE NO. 2014061029

The California Regional Water Quality Control Board, Lahontan Region (Water Board) staff received the Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for the above-referenced plan (Plan) on June 11, 2014. The NOP was prepared by the Mono County Community Development Department (County) and submitted in compliance with provisions of the California Environmental Quality Act (CEQA). The Regional Transportation Plan and Mono County General Plan will update the 2000 Mono County General Plan to establish policies that will guide decisions of future growth, development, and conservation of natural resources on private lands in the unincorporated area of the County. The Mono County General Plan update will review and analyze the Land Use Element, Circulation Element/Regional Transportation Plan, Conservation/Open Space Element, Safety Element, Noise Element, Hazardous Waste Management Element, Economic Development Element, and Housing Element. Water Board staff, acting as a responsible agency, is providing these comments to specify the scope and content of the environmental information germane to our statutory responsibilities pursuant to CEQA Guidelines, California Code of Regulations (CCR), title 14, section 15096. We encourage the County to take this opportunity to integrate urban and sustainable development practices and incorporate into the Plan strategies that promote watershed management, support "Low Impact Development" (LID), reduce the effects of hydromodification, and encourage recycling and reuse.

AUTHORITY

All groundwater and surface waters are considered waters of the State. Surface waters include streams, lakes, ponds, and wetlands, and may be ephemeral, intermittent, or perennial. All waters of the State are protected under California law. State law assigns responsibility for protection of water quality in the Lahontan Region to the Lahontan Water Board. Some waters of the State are also waters of the U.S. The Federal Clean

Water Act (CWA) provides additional protection for those waters of the State that are also waters of the U.S.

The *Water Quality Control Plan for the Lahontan Region* (Basin Plan) contains policies that the Water Board uses with other laws and regulations to protect the quality of waters of the State within the Lahontan Region. The Basin Plan sets forth water quality standards for surface water and groundwater of the Region, which include designated beneficial uses as well as narrative and numerical objectives which must be maintained or attained to protect those uses. The Basin Plan can be accessed via the Water Board's web site at http://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.shtml.

The Mono County contains portions of Adobe, Deep Springs, East Walker, Fish Lake, Mono, Owens, and West Walker Hydrologic Units. Additionally Antelope Lake Valley, Adobe Lake Valley, Bridgeport Valley, Fish Lake Valley, Long Valley, Mono Valley, Owens Valley, Slinkard Valley, Sweetwater Flat, and Topaz Valley Groundwater Basins are also located within Mono County. Water quality objectives and standards, both numerical and narrative, for all waters of the State within Lahontan are outlined in Chapter 3 of the Basin Plan. The General Plan Update and subsequent projects implemented according to the Plan must comply with all applicable water quality standards and prohibitions, including provisions of the Basin Plan.

PERMITTING REQUIREMENTS

A number of activities associated with Plan implementation projects may have the potential to impact waters of the State and, therefore, may require permits issued by either the State Water Resources Control Board (State Water Board) or Lahontan Water Board. The required permits may include:

- The construction of additional landfills, landfill cells, or changes in waste accepted at currently operating landfills may require a revision to existing Waste Discharge Requirements (WDRs) or coverage under new WDRs, pursuant to California Code of Regulations, title 27. Please note that should the County propose changes to the operations at existing landfills pursuant to the Integrated Waste Management Plan, no changes are authorized until and unless the WDRs are also revised.
- Land disturbance of more than 1 acre may require a CWA, section 402(p) stormwater permit, including a National Pollutant Discharge Elimination System (NPDES) General Construction Stormwater Permit, Water Quality Order (WQO) 2009-0009-DWQ, obtained from the State Water Board, or an individual stormwater permit obtained from the Lahontan Water Board;
- Discharge of low threat wastes to surface waters including, but not limited to, diverted stream flows, construction and/or dredge spoils, dewatering, and well construction and hydrostatic testing discharge, may be subject to discharge and monitoring requirements under NPDES General Permit, Limited Threat Discharges to Surface Waters, Board Order R6T-2008-0023;

- Recycled water use for landscape irrigation may require WDRs for Landscape Irrigation Uses of Municipal Recycled Water, WQO 2009-0006-DWQ, issued by the Lahontan Water Board; and
- Streambed alteration and/or discharge of fill material to a surface water, including water diversions, may require a CWA, section 401 water quality certification for impacts to federal waters (waters of the U.S.), or dredge and fill WDRs for impacts to non-federal waters, both issued by the Lahontan Water Board.

Some waters of the State are “isolated” from waters of the U.S. Determinations of the jurisdictional extent of the waters of the U.S. are made by the United States Army Corps of Engineers (USACE). Projects that have the potential to impact surface waters will require the appropriate jurisdictional delineations. These delineations must be verified by USACE, and are necessary to discern if the proposed surface water impacts will be regulated under section 401 of the CWA or through dredge and fill WDRs issued by the Water Board.

We request that the Draft EIR recognize the potential permits that may be required, as outlined above, and identify the specific activities that may trigger these permitting actions in the appropriate sections of the environmental document. Information regarding these permits, including application forms, can be downloaded from our web site at <http://www.waterboards.ca.gov/lahontan/>.

INTEGRATING URBAN DEVELOPMENT AND SUSTAINABILITY

The General Plan is the County’s long-term blueprint for development. The Integrated Waste Management Plan will be comprised of a Source Reduction and Recycling Element, a Household Hazardous Waste Element, a Countywide Siting Element, a Non-Disposal Facility Element, and a Summary Plan. The Plan will also incorporate an evaluation of Biomass Utilization for the feasibility of a community-scale bioenergy facility using locally available forest waste biomass. We encourage the County to incorporate into the Plan’s elements strategies that promote watershed management, support LID, avoid and minimize the effects of hydromodification, and encourage recycled water uses.

Watershed Approach

Healthy watersheds are sustainable. Watersheds supply drinking water, provide for recreational uses, and support ecosystems. Watershed processes include the movement of water (i.e. infiltration and surface runoff), the transport of sediment, and the delivery of organic material to surface waters. These processes create and sustain the streams, lakes, wetlands, and other receiving waters of our region.

The watershed approach for managing water resource quality and quantity is a collaborative process that focuses public and private efforts on the highest priority problems within a drainage basin. The Inyo-Mono Integrated Regional Water Management Program (IRWMP) is a part of a statewide effort that is geared towards finding and implementing solutions for regional water management issues, and is a

collaborative group of stakeholders, both public and private, to address both water quantity and water quality within the Inyo and Mono Counties Watersheds. A number of water management plans have been developed to date through that stakeholder collaboration process, and strategies continue to be developed and refined to sustain water quantity (i.e. imported water, stormwater recharge, recycled water uses, etc.) and to manage salts and nutrients to maintain the quality of groundwater within the Watersheds. The County is encouraged to play an active stakeholder role in the IRWMP and to incorporate the implementation strategies into their sustainability Plan.

Low Impact Development Strategies

The foremost method of reducing impacts to watersheds from urban development is LID, the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of non-point source pollutants. LID results in less surface runoff and potentially less impacts to receiving waters, the principles of which include:

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge;
- Reducing the impervious cover created by development and the associated transportation network; and
- Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and maintenance costs, and could benefit air quality, open space, and habitat. Vegetated areas for stormwater management and infiltration onsite are valuable in LID and may enhance the aesthetics of the property. We encourage the City to establish specific LID implementation strategies and incorporate these strategies into the Plan.

Stormwater Management

Because increased runoff from developed areas is a key variable driving a number of other adverse effects, attention to maintaining the pre-development hydrograph will prevent or minimize many problems and will limit the need for other analyses and mitigation. However, traditional methods for managing urban stormwater do not adequately protect the environment. They treat symptoms instead of causes. Such practices have led to channelization and stream armoring that permanently alter stream habitat, hydrology, and aesthetics, resulting in overall degradation of a watershed.

Stormwater control measures that are compatible with LID are preferred over more traditional measures. Examples include the use of bioretention swales, pervious pavement, and vegetated infiltration basins, all of which can effectively treat post-construction stormwater runoff, help sustain watershed processes, protect receiving waters, and maintain healthy watersheds in the face of urbanization. Any particular one of these control measures may not be suitable, effective, or even feasible on every site, but the right combination, in the right places, can successfully achieve these goals. We

encourage the City to establish guidelines for implementing specific stormwater control measures into the Plan. Additional information regarding LID and sustainable stormwater management can be accessed online at http://www.waterboards.ca.gov/water_issues/programs/low_impact_development/.

Hydromodification

Hydromodification is the alteration of the natural flow of water through a landscape (i.e. lining channels, flow diversions, culvert installations, armoring, etc.). Disturbing and compacting soils, changing or removing the vegetation cover, increasing impervious surfaces, and altering drainage patterns limit the natural hydrologic cycle processes of absorption, infiltration, and evapotranspiration, and increases the volume and frequency of runoff and sediment transport. Hydromodification results in stream channel instability, degraded water quality, changes in groundwater recharge processes, and aquatic habitat impacts. Hydromodification also can result in disconnecting a stream channel from its floodplain. Floodplain areas provide natural recharge, attenuate flood flows, provide habitat, and filter pollutants from urban runoff. Floodplain areas also store and release sediment, one of the essential processes to maintain the health of the watershed.

We encourage the County to identify existing sources of hydromodification and to develop mitigation measures to minimize those impacts, as well as establish guidelines that will help to avoid hydromodification from future projects. The guidelines should include maintaining natural drainage and other ephemeral streams within the County and establishing buffers and setback requirements to protect channels and floodplain areas from encroaching development. Information regarding hydromodification can be accessed online at http://www.swrcb.ca.gov/water_issues/programs/stormwater/hydromodification.shtml.

Recycled Water Uses

The State Water Resources Control Board adopted the Recycled Water Policy in February 2009 (effective May 14, 2009, and amended January 22, 2013). The purpose of the policy is to increase the use of recycled water from municipal wastewater sources, in a manner that implements state and federal water quality laws, as a means towards achieving sustainable local water supplies. The Recycled Water Policy establishes goals and mandates for recycled water use. The mandates are to increase the use of recycled water from the amount used in 2009 by 200,000 acre-feet per year by 2020 and by 500,000 acre-feet per year by 2030. Incentives for implementing recycled water projects include grant opportunities and priority funding.

In July 2009, the State Water Resources Control Board adopted General Waste Discharge Requirements for Landscape Irrigation Uses of Municipal Recycled Water (General Permit). For those eligible, the General Permit allows the use of recycled water for landscape irrigation. Approved uses include the following: parks, greenbelts, and playgrounds; school yards; athletic fields; golf courses; cemeteries; commercial and industrial landscaping; and freeway, highway, and street landscaping. Recycled water uses for residential landscaping are generally not allowed under this General Permit, but will be considered by the Water Board on a case-by-case basis.

The County is encouraged to consider the use of recycled water as an implementation strategy in their Plan. Current and future recycled water projects should be identified and evaluated in the Draft EIR.

Cumulative Analysis

We urge Mono County to take a critical look at potential cumulative impacts on water quality and hydrology that may result over time as a result of transportation and other projects in the County. The analysis should consider the point impacts of all components planned and existing within the watershed and evaluate, at a minimum, the potential impacts to groundwater resources due to increased impervious surface and compacted soils, changes in the hydrology of the watersheds and potential flooding implications, changes in water quality and potential impacts to beneficial uses such as municipal sources and wildlife habitat, and potential impacts to habitat connectivity within watersheds. The cumulative impact analysis should identify both regional and project-specific mitigation measures that, when implemented, will reduce potential impacts to a less than significant level. This analysis should consider life-of-landfill implications and cumulative analysis of plans as the existing landfills reach capacity.

Thank you for the opportunity to comment on the NOP. We are encouraged that the County is taking the initiative to establish long-term planning strategies in an effort to emphasize sustainability. If you have any questions regarding this letter, please contact me at (760) 241-7305 (bbergen@waterboards.ca.gov) or Patrice Copeland, Senior Engineering Geologist, at (760) 241-7404 (pcopeland@waterboards.ca.gov).



Brianna Bergen, PG
Engineering Geologist

cc: State Clearinghouse (SCH2014061029)
(via email, state.clearinghouse@opr.ca.gov)
California Department of Fish and Wildlife
(AskRegion6@wildlife.ca.gov)

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Wendy Sugimura

From: CD Ritter
Sent: Monday, July 14, 2014 8:10 AM
To: Wendy Sugimura; Scott Burns; Gerry LeFrancois
Subject: FW: NoP for the Mono County RTP and General Plan
Attachments: Mono County RTP & GP - Memo to Tamara Sasaki.pdf; Mono County RTP & GP.pdf

From: Sasaki, Tamara@Parks [mailto:Tamara.Sasaki@parks.ca.gov]
Sent: Friday, July 11, 2014 4:56 PM
To: CD Ritter
Cc: Cassano, Diane@Parks; Elliott, Scott@Parks; Heitzmann, Joshua@Parks
Subject: FW: NoP for the Mono County RTP and General Plan

Hi Ms. Sugimura—

Thank you for the opportunity to comment on the Mono County Regional Transportation Plan and General Plan Update EIR Notice of Preparation.

The California Department of Parks and Recreation is a trustee agency and is responsible for our park units, Bodie State Historic Park and Mono Lake Tufa State Natural Reserve, both located in Mono County. Our initial comments are as follows:

1. Please use “California Department of Parks and Recreation” instead of pg. 11, “State Dept. of Parks and Recreation.”
2. Please include in your potential impacts to be considered 1) non-native invasive weed prevention, detection, and control and 2) aquatic invasive species prevention, detection, and control.

Thank you for considering our comments and please contact me if you have any questions.

Please note email address change below.

~~~~~  
**TAMARA SASAKI**

CA Dept. of Parks & Recreation  
Sr. Environmental Scientist  
P.O. Box 266  
Tahoma, CA 96142  
[Tamara.Sasaki@parks.ca.gov](mailto:Tamara.Sasaki@parks.ca.gov)



## APPENDIX C

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# TRIBAL CONSULTATION CORRESPONDENCE

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471

**RECEIVED**

MAR 13 2015

MONO COUNTY  
Community Development

March 10, 2015

Wendy Sugimura  
Mono County  
437 Old Mammoth Rd. P.O. Box 347  
Mammoth Lakes, CA 93546

RE: SB 18 Consultation, Mono County General Plan Update and EIR, Mono County.

Dear Ms. Sugimura,

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above project.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A *Sacred Lands File* search was not completed. Local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez

Associate Government Program Analyst

cc: State Clearinghouse

**Native American Tribal Government Consultation List  
Mono County  
March 6, 2015**

Benton Paiute Reservation  
Billie (Jake) Saulque, Chairperson  
25669 Highway 6 PMB I Paiute  
Benton , CA 93512  
numic@qnet.com  
(760) 933-2321  
(760)933-2412

Washoe Tribe of Nevada and California  
Darrell Kizer, Chairperson  
919 Highway 395 South Washoe  
Gardnerville , NV 89410  
ktrovato@washoetribe.us  
(775) 265-4191 Office

Big Pine Paiute Tribe of the Owens Valley  
Genevieve Jones, Chairperson  
P. O. Box 700 Owens Valley Paiute  
Big Pine , CA 93513  
G.Jones@BigPinePaiute.org  
(760) 938-2003

Big Pine Band of Owens Valley THPO  
Bill Helmer, Tribal Historic Preservation Officer  
P.O. Box 700 Paiute  
Big Pine , CA 93513  
b.helmer@bigpinapaiute.org  
(760) 938-2003  
(760) 937-3331 Cell

Bishop Paiute Tribe  
Gerald Howard, Chairperson  
50 Tu Su Lane Paiute - Shoshone  
Bishop , CA 93514  
(760) 873-3584

Walker River Reservation  
Melanie McFalls, Chairperson  
P.O. Box 220 Northern Paiute  
Schurz , NV 89427  
(775) 773-2306

Bridgeport Paiute Indian Colony  
John L. Glazier, Chairperson  
P.O. Box 37 Paiute  
Bridgeport , CA 93517  
chair@bridgeportindiancolony.  
(760) 932-7083

Kern Valley Indian Council  
Robert Robinson, Co-Chairperson  
P.O. Box 401 Tubatulabal  
Weldon , CA 93283 Kawaiisu  
brobinson@iwvisp.com Koso  
(760) 378-4575 Home Yokuts  
(760) 549-2131 Work

Mono Lake Indian Community  
Charlotte Lange, Chairperson  
P.O. Box 117 Mono  
Big Pine , CA 93513 Northern Paiute  
clange2008@hotmail.com  
(760) 938-1190

Bishop Paiute Tribe  
Raymond Andrews, THPO  
50 Tu Su Lane Paiute - Shoshone  
Bishop , CA 93514  
gwest@ovcdc.com  
(760) 920-0357 Cell  
(760) 873-8435 ext 250

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4. et seq.

19 March 2015

[[LETTER SENT TO EACH OF THE  
TEN TRIBES SHOWN ON THE  
TRIBAL CONSULTATION LIST  
PROVIDED BY THE NATIVE AMERICAN  
HERITAGE COMMISSION]]

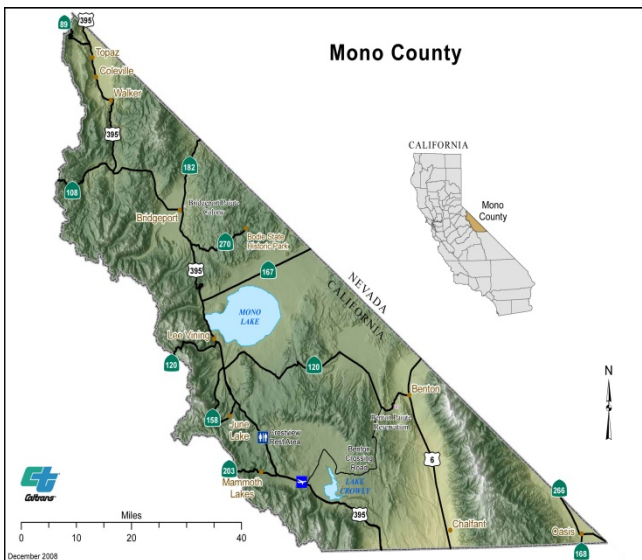
Benton Paiute Reservation  
Billie (Jake) Saulque, Chairperson  
25669 Highway 6 PMB 1 Paiute  
Benton, CA 93512

## Re: Native American Tribal Consultation for Mono County General Plan Update

Dear Chairperson Saulque:

As Lead Agency, the Mono County Community Development Dept. ("the County") is planning to prepare an Environmental Impact Report (EIR) to analyze potential environmental impacts associated with the project. The project includes a proposed Regional Transportation Plan (RTP), an update to the Mono County General Plan, and related implementing activities, plans and regulations.

The primary focus of the 2014 update is to (a) place greater emphasis on protection of the substantial environmental resources in Mono County, (b) refine the county's Master Environmental Assessment (MEA) format such that it better complements the larger General Plan, and (c) ensure that the MEA content supports the cornerstone objective of streamlining environmental reviews in Mono County through better use of tiering provisions in the CEQA Guidelines. The project area includes all lands within the Mono County boundaries, as shown in the map below. The County has determined that an EIR will be required because the proposed actions may be associated with potentially significant impacts on the environment.



State planning law and Senate Bill 18 (SB 18, Ch 905, 2004 Statutes) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan or designating land as open space. In addition, SB 18 allows for the protection of cultural places in the Conservation and Open Space Element of the General Plan, and adds California Native American tribes to the list of entities that can acquire and hold conservation easements. According to the list of California Native American Tribes provided by the Native American Heritage Commission (NAHC), the proposed Mono County RTP/General Plan Update includes proposed activities that are located with the tribe's Consultation Area.

The purpose of this letter is to invite your participation in the Mono County RTP/General Plan Update planning process in keeping with SB 18 requirements. The draft Mono County *Conservation and Open Space Element* (which is being updated as part of the current project) states that *"despite cultural resource planning efforts at the federal, state and local levels, a large number of cultural resources outside settled communities remain uninventoried and without any type of preservation or protection."* Your participation in the RTP/General Plan Update process will enable the County to develop a more thorough inventory of cultural resources and places that are located on land within your area of jurisdiction, and to develop preservation policies and environmental protections and mitigations that conserve these

resources for future generations.

As noted, the current project includes a proposed Regional Transportation Plan (RTP), an update to the Mono County General Plan, and related implementing activities, plans and regulations. A description of the scope of the project is provided below; the full text of the Notice of EIR Preparation is provided on the County website:

[http://monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/1372/nop\\_final\\_06.06.14.pdf](http://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/1372/nop_final_06.06.14.pdf).

## SCOPE OF THE RTP/GENERAL PLAN UPDATE

### RTP/GENERAL PLAN UPDATE

The 2014 update and CEQA documents will review and analyze the General Plan elements as described below:

- **Land Use Element:** The land use element addresses all land use issues through a set of coherent development policies. The element describes the type and intensity of development that may occur, and contains specific policies for each of the community planning areas. The proposed Land Use Element update would: (a) clarify some land use designations and associated development standards; (b) update several area plans to reflect RPAC recommendations; (c) provide a summary of policies from adopted specific plans and repeal the Conway Ranch Specific Plan; (d) include changes, regulations and policies to respond to new state law requirements; and (e) provide forecasts for projected and ultimate development utilizing refined assumptions and recently developed countywide GIS mapping tools.
- **Circulation Element/Regional Transportation Plan:** Since 1980, the County has used the RTP (prepared by the Local Transportation Commission) as its Circulation Element. Another cornerstone goal of the current update is to ensure that the document addresses policies related to capital facilities and communications, infrastructure, and community services. The current Circulation Element update proposes to incorporate a new communications policy, policies on capital facilities, and baseline data from recently completed and ongoing Municipal Service Reviews prepared by the Local Agency Formation Commission, including a study of small water service districts.
- **Conservation/Open Space Element:** This element describes how Mono County will manage open space lands to preserve natural resources, resource production, outdoor recreation, and public health & safety. Policies address a wide range of resources: biological, hydrological, agricultural, mineral, energy, scenic, cultural, air quality, public health and timber. Updated resource information will focus on energy policies and Integrated Regional Water Management Plans in the RTP/General Plan study area, as well as compliance with the Endangered Species Act (ESA) with emphasis on habitat assessments and mitigation policies to aid in avoiding the listing of additional species, particularly in areas where growth is expected to occur.
- **Safety Element:** This element addresses the special development requirements needed to safeguard areas subject to natural hazards including flooding, seismic and other geologic hazards, wildland and structure fires, and avalanche and volcano hazards. The current Safety Element update proposes to incorporate a multi-hazard mitigation plan update and new standards consistent with Fire Safe Rule 1270 (Fire Safe Regulations) and in keeping with requirements of the Disaster Mitigation Act of 2000 which is administered by the Federal Emergency Management Agency (FEMA). Mitigation planning under this program is required to qualify for disaster assistance.
- **Noise Element:** The Noise Element evaluates existing and projected noise conditions, and contains policies to assure that noise compatibility is part of future land use decisions. The proposed update would include new noise readings and corresponding policy adjustments.
- **Hazardous Waste Management Element:** This element will be folded into the Integrated Waste Management Plan (see Related Planning Initiatives, below).
- **Economic Development Element:** This element will be folded into Countywide policies in the Land Use Element, with other applicable policies residing in the Economic Development Strategic Plan in progress by the Economic Development Department. Economic development policies are proposed to strengthen and enhance job opportunities and economic conditions.
- **Housing Element:** This element was recently adopted, and with separate CEQA documentation, to comply with state deadlines. It has been referenced and integrated where appropriate with other elements (such as the Land Use Element build-out calculations). The RTP and General Plan updates and EIR will summarize and incorporate relevant policy conclusions.

### RELATED PLANNING INITIATIVES

In tandem with the RTP/General Plan updates, Mono County and other agencies have or will undertake a broad and evolving series of planning initiatives to enhance the quality of life for residents & visitors throughout and beyond Mono County. The RTP/General Plan update will incorporate relevant information and conclusions from these initiatives, including planning goals and policies. The forthcoming EIR will address the initiatives outlined below, and other relevant planning efforts that may arise to the extent that sufficient information becomes available:

- **Biological Conservation Policies:** The County plans to update its Open Space/Conservation Element with biological

conservation policies and mitigation strategies based on results of focused habitat reviews in selected areas of the County, and specific guidance provided for mitigating impacts to the Bi-State sage grouse, Yosemite toad and yellow-legged frog. To support goals for CEQA tiering, the EIR will establish mitigation guidelines for types of habitat; this approach will better accommodate sensitive species listings while reducing parcel-specific study requirements.

- **Integrated Waste Management Plan (IWMP)**. Through this effort, the County proposes to integrate the Hazardous Waste Management Element into the more comprehensive IWMP comprising: (a) A Source Reduction & Recycling Element (SRRE) to reduce waste loads; (b) A Household Hazardous Waste Element (HHWE) to ensure safe collection, recycling, treatment, and disposal of household hazardous wastes; (c) A Countywide Siting Element (CSE) to monitor landfill capacity, ensure that capacity does not fall below 15 years and set guidelines for the siting of new facilities; (d) A Non-Disposal Facility Element (NDFE) to be used (with the Siting Element) to establish or expand a solid waste disposal facility; and (e) A Summary Plan. The IWMP update will address improvements in recycling & waste reduction and review options for waste disposal after closure of the Regional Benton Crossing Landfill. To the extent feasible, this plan will be coordinated with the biomass utilization studies described below.
- **Biomass Utilization**: Mono County and the Eastside Biomass Project Team evaluated the feasibility of a community-scale bioenergy facility (thermal only, combined heat and power, or electricity only) using locally available forest waste biomass and local labor to support the regional economy. The study concluded that thermal-only alone would be feasible due to sustainable supply requirements. Study results will inform an update of energy, forest health, and fire hazard policies in the General Plan.
- **Capital Facilities Policies & Transportation Improvement Projects**: The County is preparing capital improvement policies and formalizing an approval process to enhance long-term project planning coordination. Transportation projects and parking standards will be key focus areas through the RTP update. The EIR will also review updates to the Municipal Service Reviews and Spheres of Influence for local agencies.
- **Parking Standards Study**: As part of the RTP update, downtown parking standards have been revised for Mono County communities and adopted with separate CEQA documentation. The Parking Standards Study is being conducted in tandem with the Scenic Byways and main street revitalization efforts.
- **Scenic Byways Plan**: The County is applying for a federal 'scenic byway' designation for U.S. 395. The plan includes a corridor "brand," a catalogue of scenic values, community design themes, regional and community stories highlighting local character, and Main Street Revitalization efforts as described more fully below.
- **Main Street Revitalization Efforts**: The main streets in most Mono County communities are also state highways, and must serve the needs of regional mobility as well as local safety and community values. The Main street revitalization efforts focus on identifying innovative community-specific improvements to achieve complete streets, walkable communities, and support local communities. Main Street goals and policies will complement the Scenic Byway planning effort.
- **Main Street Design Handbooks**: The voluntary Main Street design handbook recently developed for Bridgeport has been well-received, and similar design handbooks are in the planning stages for other Main Streets in tandem with the Main Street Planning process noted above.
- **County-wide Trails Planning**: Trail planning is a long-standing priority for Mono County. The RTP/General Plan updates will review ongoing plans and progress in recent years. Key components of the trail planning effort include a proposed 350-mile Eastern Sierra Regional Trail from Topaz Lake to Round Valley, community efforts to create a gateway trail connecting Lee Vining to Yosemite National Park, and numerous local community efforts.
- **Resource Efficiency Plan**: This plan will function in the same manner as a Climate Action Plan, but will focus more specifically on reducing Greenhouse Gas (GHG) emissions as required by CEQA §15183.5. County goals are to meet CEQA requirements for the RTP/General Plan updates, provide a GHG analysis and mitigation measures sufficient to enable tiering and CEQA streamlining, and identify and prioritize effective GHG reduction measures that also yield cost savings and/or high investment returns.
- **Landownership Adjustment Report**: The County completed a multi-agency landownership adjustment review in 2010. The current update proposes to incorporate policy changes recommended in the 2010 review.
- **Health in All Policies & Food Systems Study**: The County has developed policies to support healthy communities and local agricultural uses including community gardens, ranching and documentation of the agricultural heritage in Mono County. Health in All Policies reflects access to healthy food, nutrition education and opportunities for physical activity.
- **Watershed Plans**: Mono County is one of 30 members of the Inyo-Mono Integrated Regional Water Management Program (IRWMP). The IRWMP is part of a larger statewide effort to identify and implement solutions for water management issues. The Calif. Dept. of Water Resources funds IRWMP projects with grants from the Proposition 84 Stormwater Grant Program, which requires that funds be used to reduce and prevent stormwater contamination of rivers, lakes and streams. Through this effort, watershed plans are being prepared for the East Walker, West Walker, Upper Owens & Mono Watershed basins, and Open Space/Conservation Element water policies are proposed to be updated to reflect these plans.
- **Grading Regulations**: The County proposes to amend Ordinance No. 13.08.160 to require the use of Best Management



*Practices in conjunction with specified land clearing and/or earthwork activities, and to allow streamlined approval on applications that meet certain requirements.*

- *Repeal of the Conway Ranch Specific Plan: The Conway Ranch Specific Plan was adopted in 1990, but the project was never developed and the property has since been acquired by Mono County. Grant Funds used to acquire the property have restricted the property in such a way that the approved Specific Plan is effectively null and void, and there is a need to redesignate the lands to an appropriate designation that reflects the current restrictions and intent.*

By law, tribes have 90 days from the date of receipt of the notice to request consultation (Government Code §65352.3(a)(2)). Recognizing that this notice is being sent on March 20, 2015, and allowing time for mailing, **your response must be received no later than June 24, 2015.**

To respond, please contact Wendy Sugimura, Associate Analyst, Mono County Community Development Department, at 760.924.1800 or wsugimura@mono.ca.gov. The County's schedule calls for the Draft EIR to be released for public review during the late summer or autumn of 2015 (including the RTP/General Plan updates, related planning initiatives, the EIR and the MEA). In addition to this consultation, your tribe will be included on the Draft EIR mailing list, including an electronic copy of the Draft EIR text and all supporting attachments and appendices, and invited to submit comments on the full text of the environmental review. The Draft EIR review period will allow for at least a 60-day review and comment period.

We look forward to receiving your reply and any information you are able to share, and would welcome the opportunity to meet with you and other appropriate representatives of the Benton Paiute Tribe. Thank you for taking the time to consider this invitation. If you have any questions, please do not hesitate to contact Wendy Sugimura (see contact information above).

Sincerely,

Wendy Sugimura  
Associate Analyst



## APPENDIX D

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**MITIGATING POLICIES AND MEASURES  
FOR 2015  
MONO COUNTY  
*RTP/GENERAL PLAN UPDATE***

Goals and policies in the *Draft General Plan Land Use Element* are intended to support the vision of the Mono County General Plan: “*The environmental and economic integrity of Mono County shall be maintained and enhanced through orderly growth, minimizing land use conflicts, supporting local tourist and agricultural based economies, and protecting the scenic, recreational, cultural, and natural resources of the area. The small-town atmosphere, rural- residential character and associated quality of life will be sustained consistent with community plans. Mono County will collaborate with applicable federal, state and local entities in pursuing this vision through citizen-based planning and efficient, coordinated permit processing.*”

Table 4.1-8 below lists applicable proposed *Land Use Element* policies and actions, and identifies with a checkmark (✓) those policies and actions that will reduce to less than significant levels the potential impacts on land use associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                            |                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>COUNTYWIDE LAND USE POLICIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>GOAL 1: Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                            |                                                                                                                                                                                |
| <b>Objective 1.A. Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>Policy 1.A.1.</b> Contain growth in and adjacent to existing community areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.A.1.a.</b> Encourage infill development in existing communities and subdivisions. New residential subdivision should occur within or immediately adjacent to existing community areas. New residential development outside existing community areas and subdivisions should be limited to an overall density of one unit per 40 acres, plus an Accessory Dwelling Unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.A.1.b.</b> New residential development for permanent year-round residents should be concentrated in existing community areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.A.1.c.</b> Provide sufficient land to accommodate the expansion of community areas, including sites for affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.A.1.d.</b> Support the exchange of public lands into private ownership for community expansion purposes if consistent with General Plan policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.A.1.e.</b> Future development projects with the potential to induce substantial growth or concentration of population, or to substantially alter the use and density on a parcel or parcels, shall assess potential impacts prior to project approval. The analysis shall: be funded by the applicant; be prepared by a qualified person under the direction of Mono County; describe the existing conditions in the general project vicinity; describe the growth-inducing impacts of the proposed development, including impacts on services, infrastructure, and traffic; and recommend project alternatives or measures to avoid or mitigate the identified impacts to a level of non-significance. Mitigation measures shall be included in the project plans and specifications and shall be made a condition of approval for the project. Projects having significant growth inducing impacts, or which substantially alter the use and density on a parcel, may only be approved if a statement of overriding considerations is made through the EIR process. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.A.1.f.</b> Evaluate proposed amendments to the Land Use Maps based on the land use designation criteria listed in the Land Use Designation section of this element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                            | ✓                                                                                                                                                                              |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>LUE Policy 1.A.2.</b> Assure that adequate public services and infrastructure are available to serve planned development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.2.a.</b> Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.2.b.</b> Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.2.c.</b> 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, such exactions shall not exceed the benefits derived from the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 1.A.3.</b> Work with the Public Works Department to ensure long-term solid waste disposal capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.3.a.</b> Future solid waste disposal sites are identified in the Mono County Integrated Waste Management Plan (IWMP), which contains sites and strategies to provide 15 years of waste disposal capacity. Sites and strategies currently under consideration include, but are not limited to, providing capacity at the Pumice Valley and Walker landfills within the existing waste footprint, increasing diversion rates, and/or converting to a long-haul transfer program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.3.b.</b> Existing locations and new concepts for Non-Disposal Facilities (e.g., transfer stations) are identified in the IWMP along with siting criteria, and shall be vetted through a public process prior to permitting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.3.c.</b> Future solid waste facility sites, if any, shall be compatible with the land use designation of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 1.A.4.</b> Designate most lands outside existing community areas for low intensity uses (e.g., open space, agricultural, resource management). Higher-intensity uses (e.g., industrial, resource extraction, large-scale resort development) may be permitted outside existing community areas if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher-intensity uses shall not adversely impact the area's scenic, recreational, cultural and natural resources.                                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.4.a.</b> Proposals for higher-intensity uses outside community areas, including mining operations, shall be addressed through the Specific Plan process. Such development may be allowed through a Specific Plan provided that <u>at a minimum</u> , the following findings can be made: Permanent open space preservation is provided; The development would not adversely affect existing or potential farming, ranching, or recreational operations; Development is clustered, concentrated or located to avoid adverse impacts to cultural resources; Development is clustered, concentrated or located to maintain the visual quality of the area; Adequate public services and infrastructure for the proposed development are available or will be made available; The development protects and is compatible with the surrounding natural environment and rural character of the area; Housing is limited to that necessary to maintain the development; The development avoids or | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| mitigates potential significant environmental impacts as required by Mono County General Plan policies and CEQA.                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Action 1.A.4.b.</b> Development applications for higher-intensity uses outside community areas shall include an assessment of the potential significant environmental impacts as required by General Plan policies.                                                                                                                                                                                                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.4.c.</b> Proposals for development on federal lands shall address 1) impacts to nearby communities, including impacts to services and infrastructure, and 2) potential environmental impacts of the project and measures to avoid or mitigate the impact.                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.A.5.</b> Avoid the juxtaposition of incompatible land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.5.a.</b> The compatibility of adjacent uses (e.g., noise, traffic, type of development) shall be a major factor in determining land use designations for private property.                                                                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.5.b.</b> Proposed projects that may include potentially incompatible land uses, or that may be incompatible with surrounding land uses, shall provide project alternatives or mitigation measures to reduce the potential impacts to a level of non-significance.                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.5.c.</b> Utilize the Specific Plan process, where appropriate, for large projects that may include potentially incompatible land uses, or that may be incompatible with surrounding land uses.                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.A.6.</b> Regulate future development in a manner that minimizes visual impacts to the natural environment, to community areas, and to cultural resources and recreational areas.                                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.A.7.</b> Regulate the placement of group homes, juvenile facilities, schools and similar facilities that exceed state intensity thresholds.                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.A.8.</b> Maintain or enhance the integrity of critical wildlife habitat in the county by limiting development in those areas and requiring mitigation consistent with CEQA and General Plan. Examples of critical wildlife habitat include: key winter ranges, holding areas, migration routes and fawning areas for mule deer; habitat for other big game species; leks, nesting areas and winter and summer range for sage grouse; fisheries & fishery habitat; and riparian & wetland habitat. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.9.b.</b> In areas where the existing General Plan land use designation is inconsistent with Ch. 15 (Resource Development Standards), applications for mining operations, geothermal operations, small-scale hydroelectric generation facilities, wind and solar energy generation facilities, or similar resource extraction activities shall require a General Plan Amendment.                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.9.e.</b> Existing mining operations, geothermal operations, and other existing resource-extraction operations, including salable materials operations (e.g., aggregate mining) have been designated Resource Extraction. Once these sites have been exhausted and reclaimed, the land use designation shall be revised to reflect the planned future land use.                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 1.A.10.</b> Development activity in the Bodie area shall be compatible with the cultural, historic, and natural values of the area.                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.10.a.</b> Development projects, including mining operations (but not exploration activities), in the Bodie area shall require a Specific Plan. The Specific Plan should focus on ensuring that the development project complies with Policy 1.A.9.g above. The Specific Plan for a mining operation                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| shall also specify post-mining land uses and requirements for those land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Policy 1.A.11.</b> Preserve the conservation values of Conway Ranch as outlined in the conservation agreement with Eastern Sierra Land Trust.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.11.a.</b> Comply with the Conway Ranch Management Plan, which provides that aquaculture and livestock grazing operations, natural resource management, and public uses be conducted in a manner and to an extent that will not impair the Conservation Values and that all uses are consistent with the terms and purpose of the Conservation Easement. Specific management direction for activities related to a sustainable working landscape, public access and recreation (etc.), protection of historic resources, commercial use, construction and maintenance/repair, natural resource management, and other activities are included in the plan (see Ordinance 13.40). | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.A.11.b.</b> Ensure private development in the Conway Ranch subdivision meets all applicable County regulations, and work with the property owners to maintain compatibility with the Management Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 1.A.12.</b> To protect the area's exceptional natural resources, cultural resources, recreational values and quality of life and ensure that future development is of the highest quality, development policies and standards shall be viewed as minimum requirements; development should strive to exceed those minimums whenever reasonably feasible. County staff may require project modifications as needed to implement this policy.                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.A.12.a.</b> During preapplication and application processing, County staff and, when applicable, staff from applicable federal, state, and local agencies, shall work with applicants for specific plans, general plan and land use redesignations, tract and parcel maps, use permits, variances, director review permits, mergers, lot line adjustments, reclamation plans, building permits, grading permits and other applicable permits to ensure that the proposed development is of the highest quality and is consistent with or, when reasonably feasible, exceeds General Plan policies and implementing standards.                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.A.13.</b> Coordinate planning efforts with applicable federal, state, and local agencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.A.13.a.</b> The County shall coordinate its planning activities with the planning activities of other public agencies in Mono County; i.e., applicable Special Districts, resource agencies, and the Town of Mammoth Lakes.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 1.B. Plan for the management of GHG emissions, and for mitigating and adapting to climate change.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 1.B.1.</b> Reduce vehicle miles traveled through efficient land use patterns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.B.1.a.</b> Concentrate new growth and development within existing community planning areas (see Objective A, Policy 1, and the Regional Transportation Plan in the Circulation Element).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.B.1.b.</b> Utilize the County's community area boundaries and LAFCO's sphere of influence boundaries, and coordination through the multi-agency Landownership Adjustment Program, to focus growth & infrastructure investment in established community areas.                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                             | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 1.B.1.c.</b> Through the regional transportation planning process and the multi-agency Landownership Adjustment Program, (see Appendix) develop and adopt a preferred land use and transportation scenario for future development to reduce vehicle miles traveled.               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.B.1.d.</b> Concentrate future tourist-serving and nonresidential development around existing and planned transportation routes by providing incentives and removing potential barriers to the development of future projects near transit stops and along transit routes.       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 1.B.2.</b> Increase GHG emission mitigation and adaptation planning efforts through local land use and development decisions, and collaborate with local, state, and regional organizations to promote sustainable development.                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.B.2.a.</b> Work with the Town of Mammoth Lakes to identify and address existing and potential regional sources of GHG emissions.                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.B.2.b.</b> Analyze impacts of development projects on safety and involve emergency responders and public safety staff early and consistently in development of growth plans.                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.B.2.c.</b> Collaborate with the Town of Mammoth Lakes and regional and state agencies to share land use and community design-related information.                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.B.2.d.</b> Continue to involve a diverse group of stakeholders through the RPACs and Collaborative Planning Team in planning processes to ensure that County planning decisions represent community interests.                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 1.C. Provide a balanced and functional mix of land uses.</b>                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 1.C.1.</b> Designate adequate sites for a variety of land uses in order to provide for the land use needs of community areas.                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.C.1.a.</b> Establish Area Plan boundaries and associated policies in this Element.                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.C.1.b.</b> Update all Area Plans as needed, with the assistance of applicable Regional Planning Advisory Committees.                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.C.1.c.</b> Regulate the subdivision of land within community areas in a manner consistent with applicable area land use goals and policies.                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 1.D. Provide for the housing needs of all resident income groups, and of part-time residents and visitors.</b>                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 1.D.1.</b> Designate adequate sites for a variety of residential development in each community area.                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.D.1.a.</b> Designate areas for high-density residential development only in existing community areas. High density residential development should be located in areas with convenient access to employment, shopping, recreation, and transportation, including public transit. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.D.1.b.</b> Residential development outside existing community areas should be of a low overall density. Higher density residential development in certain locations may be permitted through clustering and transferring densities.                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.D.2.</b> Provide for affordable housing.                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.D.2.a.</b> Encourage the provision of a variety of rental housing in community areas.                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                    |                                                            |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                    | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                           | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 1.D.2.b.</b> Implement policies in the county Housing Element pertaining to the provision of affordable housing.                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 1.D.3.</b> Designate a sufficient amount of land for a variety of lodging facilities.                                                                                                                                                                           |                                                            |                                                                                                                                                                                |
| <b>Action 1.D.3.a.</b> Designate suitable areas in communities as "Commercial Lodging."                                                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.D.3.b.</b> Designate suitable areas outside communities as "Rural Resort."                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 1.E. Provide for commercial development to serve both residents and visitors.</b>                                                                                                                                                                            |                                                            |                                                                                                                                                                                |
| <b>Policy 1.E.1.</b> Concentrate commercial development within existing communities.                                                                                                                                                                                      | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.E.1.a.</b> Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 1.E.2.</b> Commercial uses should be developed in a compact manner; commercial core areas should be established/retained in each community area, and revitalized where applicable.                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.E.2.a.</b> Orient new commercial development in a manner that promotes pedestrian use. Avoid strip commercial development.                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 1.E.3.</b> Provide for adequate access and parking in commercial areas, including facilities for pedestrians, non-motorized vehicles, automobiles, public transit vehicles, and service vehicles.                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.E.3.a.</b> Implement policies in the Circulation Element pertaining to the provision of facilities for parking, non-motorized transportation, and transit.                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 1.E.4.</b> Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.                                                                                                                                 | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.E.4.a.</b> Where appropriate, designate land "Mixed Use" (MU) to allow for a mix of residential and compatible commercial uses.                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 1.E.5.</b> Commercial development should be compatible with community character.                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.E.5.a.</b> Commercial drive-through facilities (e.g., fast food) should be prohibited to protect community character and air quality, encourage visitors to park their vehicles and explore the community, and be consistent with healthy community policies. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.E.5.b.</b> Implement the Visual Resources policies in the Conservation/Open Space Element, and encourage the use of the Design Guidelines.                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 1.F. Provide for industrial land uses that are economically beneficial to the area and that are compatible with the environment.</b>                                                                                                                         |                                                            |                                                                                                                                                                                |
| <b>Policy 1.F.1.</b> Provide for local industrial land use needs.                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Action 1.F.1.a.</b> Designate a sufficient amount of land in appropriate community areas to meet local industrial land use needs (e.g., wood lots, equipment storage, etc.). Local industrial land use areas should be outside residential areas.                      | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 1.F.2.</b> Provide for light industrial uses (e.g. light manufacturing, assembly work) that do not create significant environmental impacts.                                                                                                                    | ✓                                                          |                                                                                                                                                                                |



| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 1.F.2.a.</b> Designate suitable areas for light industrial uses. Criteria used to judge the suitability of a site for industrial uses shall include, but not be limited to, the following: adequate access exists for industrial land uses; industrial development on the site would be compatible with surrounding land uses (e.g., noise levels, fumes, traffic levels); industrial development on the site would not significantly impact existing or potential farming, ranching, or recreational operations; adequate public services and infrastructure for industrial development are available or could be provided; development on the site could be clustered, concentrated, located, or screened to maintain the visual quality of the area. Screening may be achieved through the use of fences, vegetation, topographical features, berms, etc.; and development on the site would avoid potential significant environmental impacts or those impacts could be mitigated as required by Mono County General Plan policies and CEQA. | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 1.G. Protect open space and agricultural lands from conversion to and encroachment of developed community uses.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 1.G.1.</b> Protect lands currently in agricultural production.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.G.1.a.</b> Designate large parcels in agricultural use as "Agriculture."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.G.1.b.</b> Implement and expand where feasible the agriculture development credits program detailed in Ch. 12 of this Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.G.1.c.</b> Implement policies in the Conservation/Open Space Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 1.G.2.</b> Preserve and protect open space in order to protect natural and cultural resources and to provide for a variety of recreational opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.G.2.b.</b> Designate undeveloped lands owned by out-of-county agencies such as the LADWP and the Walker River Irrigation District (WRID), or by utility entities such as Sierra Pacific Power Company and SCE, as "Open Space" ("OS") or "Agriculture" ("AG") in this Element. Exceptions to this policy may include lands adjacent to community areas needed for community uses, or lands outside community areas needed for public purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.G.2.c.</b> Designate CDFW and Wildlife Conservation Board lands as "Open Space."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 1.H. Prevent the exposure of people and property to unreasonable risks by limiting development on hazardous lands</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Policy 1.H.1.</b> Restrict development in areas constrained by natural hazards, including but not limited to, flood, fire, geologic hazards, and avalanche hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.H.1.a.</b> Limit the intensity of development in hazard areas through the assignment of appropriate land use designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.H.1.b.</b> Avoid intensive development outside existing fire protection districts, unless an appropriate fire-protection entity is established as a condition of project approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 1.H.1.c.</b> Implement provisions of the Safety Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 1.I. Maintain and enhance the local economy.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Policy 1.I.1.</b> Land use designations shall provide sufficient land for the economic development of community areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 1.1.2.</b> Assess the economic costs and benefits of proposed development projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.1.2.a.</b> Future development projects with the potential to have significant local socioeconomic impacts shall provide a fiscal impacts analysis. The analysis shall: be funded by the applicant; be prepared by a qualified person under direction of Mono County; include a market analysis documenting specified cost and demand and phasing elements; analyze applicable significant socioeconomic implications of the project, such as employee housing, jobs generation, impacts on crime rates, impacts on schools, hospitals and other community facilities and services, effects of termination or closure of the project (where applicable) and changes in the quality of life resulting from the proposed project; and recommend project alternatives or measures to avoid or mitigate economic impacts. Mitigations shall be included in the project plans and specifications and made a condition of project approval. Projects having significant socioeconomic impacts may be approved only if a statement of overriding considerations is made through the EIR process. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 1.1.3.a.</b> Impose permit conditions and mitigation measures that offset the impacts of development on governmental services and infrastructure (i.e., County services and other local service providers). Such conditions and mitigation measures shall also address impacts to County services and other local service providers from future development that occurs in the incorporated area. Affected County services include, but are not limited to Social Services, Health Services, including Behavioral Health Services, Libraries, Justice System (Courts, District Attorney and Public Defender, Sheriff, and Probation departments, Regional Parks and Recreation, General Administration and Finance. In accordance with State law (CGC§ 53077), these exactions will not exceed the benefits derived from the project.                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 1.J. Maintain an up-to-date and legally adequate land use system and General Plan.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
| <b>Action 1.J.1.a.</b> Conduct a thorough review and update of General Plan documents every five years, or as required by state Law.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.J.1.b.</b> Annually review the county General Plan, Area and Specific Plans, and the MEA, and update as needed with the assistance of the Community and RPACs. Provide a report to the Board of Supervisors per CGC §65400 (b).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.J.2.</b> Ensure consistency among General Plan documents and the County Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.J.2.a.</b> Initiate necessary land development regulation amendments to ensure consistency with General Plan provisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.J.2.b.</b> Utilize Community and Regional Planning Advisory Committees to conduct necessary land use redesignation studies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 1.J.3.</b> Ensure consistency among General Plan documents and planning documents of other agencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 1.J.3.a.</b> Review and comment on planning and environmental documents of other agencies to ensure consistency and coordination with General Plan policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                     |                                                            |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                     | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                            | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 1.J.3.b.</b> Conduct an annual review of all capital improvement projects proposed by the County and Special Districts in the unincorporated county areas to ensure compatibility with General Plan directives.                                                                  |                                                            | ✓                                                                                                                                                                              |
| <b>Action 1.J.4.a.</b> Prepare and update as necessary other ordinances and regulations necessary to implement the General Plan.                                                                                                                                                           |                                                            | ✓                                                                                                                                                                              |
| <b>Action 1.J.4.b.</b> Promote use of interagency agreements and cooperation in implementing the General Plan.                                                                                                                                                                             |                                                            | ✓                                                                                                                                                                              |
| <b>Action 1.J.4.d.</b> Maintain a code enforcement and environmental monitoring program, supported with active citation & penal authority.                                                                                                                                                 | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 1.K. Maintain compatibility and minimize conflict between Mono County's existing military installations and adjacent land uses.</b>                                                                                                                                           |                                                            |                                                                                                                                                                                |
| <b>Policy 1.K.1.</b> Notify the United States Armed Forces when development projects or substantial General Plan Amendments may affect operations of the MCMWTC.                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.1.a.</b> Create a local notification process by which branches of the US Armed Forces will be notified whenever a development project or substantial General Plan Amendment occurs within 1,000' of a military installation, special-use airspace, or low-level flight path. | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.1.b.</b> Provide a public forum for representatives of the military to keep the public informed about their current and future operations.                                                                                                                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.1.c.</b> Monitor military encroachment issues and consider additional measures as necessary, including the approval of a Military Influence Area and related property disclosures.                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 1.K.2.</b> Consider impacts of development projects on the Lincoln Military Housing complex in Coleville.                                                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.2.a.</b> Create a local notification process by which branches of the US Armed Forces will be notified whenever a development project or substantial General Plan Amendment occurs within 1,000' of the Lincoln Military Housing complex.                                    | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.2.b.</b> Consider the existing development, infrastructure, and environmental impacts of the Lincoln Military Housing complex when conducting long-term planning efforts in the Antelope Valley.                                                                             | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.2.c.</b> Work with appropriate agencies to maintain current understanding of future development plans for Lincoln Military Housing complex so those plans might be considered a part of long-term planning efforts in the Antelope Valley.                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 1.K.3.</b> Increase recognition of military operations in the county.                                                                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.3.a.</b> Consider requiring real estate disclosures of military presence and joint operations associated with the Marine Corps Mountain Warfare Training Center for affected private properties within the county.                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 1.K.3.b.</b> Develop informational materials that educate residents and prospective buyers about military operations and their presence in the area.                                                                                                                             | ✓                                                          | ✓                                                                                                                                                                              |
| <b>GOAL 2: Develop a more diverse and sustainable year-round economy by strengthening select economic sectors and by pursuing business retention, expansion, and attraction in Mono County.</b>                                                                                            |                                                            |                                                                                                                                                                                |
| <b>Objective 2.A. Refine the Mono County Economic Development Strategic Plan in order for the Board of Supervisors to prioritize the strategies and formally adopt the plan.</b>                                                                                                           |                                                            |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| Policy 2.A.1. Integrate the adopted Economic Development Strategic Plan into General Plan policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>GOAL 3: Foster residents' health and well-being.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Objective 3.A. Improve the health of all people by incorporating health considerations into Decision-making across sectors and policy areas consistent with the Health in All Policies initiative.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| Policy 3.A.1. Build relationships, work collaboratively with the community, and implement procedures that make health a priority for the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <p><b>Action 3.A.1.a.</b> At all levels of decision making and policy development, raise awareness of the connections between General Plan policies and community health, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Land Use Element: Provides for housing needs, protects open space and agricultural lands, contains development within and adjacent to existing communities, identifies communities in need of health services, and promotes healthy food availability.</li> <li>• RTP/Circulation Element: provides for all modes of transportation, walkable communities, bicycle routes, transit services, public spaces, and complete streets; emphasizes street design for all users, including an aging population, the disabled, and typical daily activities such as families walking with strollers.</li> <li>• Conservation/Open Space Element: Protects air quality, establishes resource efficiency policies to reduce energy use and vehicle miles traveled, and protects open space and agricultural lands.</li> <li>• Housing Element: Meets the County's regional housing needs allocation.</li> <li>• Safety: Identifies natural hazards to prevent and mitigate unnecessary exposure and risk.</li> <li>• Resource Efficiency Plan: Incorporated into the Land Use, Circulation, and Conservation/Open Space Elements, this plan sets forth a strategy to reduce GHG, support sustainability, and reduce energy costs for residents and businesses. Potential health co-benefits of this plan include increased physical activity, reduced chronic disease, improved mental health, reduced air pollution, reduced household energy costs, promote healthy homes.</li> </ul> | ✓                                                   |                                                                                                                                                                         |
| <b>Action 3.A.1.b.</b> Develop regular channels of communication to increase collaboration between local health officials and planners.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 3.A.1.c.</b> Engage the RPACs and other interested community stakeholders in community health policy development and programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 3.A.1.d.</b> Collaborate with local health and human service providers such as Public Health, Social Services, and Behavioral Health to collect and apply health-related data to decisions about the built environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| Policy 3.A.2. Promote health for all communities in the county, with particular attention to those that have been identified as lacking in amenities such as transit, clean air, grocery stores, bike lanes, parks, child care, education, health care and other components of a healthy community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                    |                                                            |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                    | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                           | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 3.A.2.a.</b> Identify missing components of a healthy community and work with the community to integrate health concerns into local land use planning.                                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 3.A.3.</b> Create convenient and safe opportunities for physical activity for residents of all ages and income levels.                                                                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.3.a.</b> Create a balanced transportation system that provides for the safety and mobility of pedestrians, bicyclists, and other non-motorized uses through complete street, walkable community, and main street revitalization policies in the RTP.        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.3.b.</b> Support General Plan policies to contain growth in and adjacent to existing communities.                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.3.c.</b> Support safe and attractive programs and places for recreational exercise, such as community facilities, public lands, bicycling routes, and walkable communities.                                                                                 | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.3.d.</b> Pursue partnerships to provide programming of physical activities.                                                                                                                                                                                 | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 3.A.4.</b> Provide safe, convenient access to healthy foods for all.                                                                                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.4.a.</b> Support efforts to increase and improve safe, convenient opportunities in all communities to purchase fresh fruits and vegetables and other healthful foods.                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.4.b.</b> Collaborate with interested agencies, communities and stakeholders to establish a healthy food system that links local agricultural producers with local markets through a viable distribution network, including programs such as Farm to School. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.4.c.</b> Support opportunities for community gardens and encourage participation by residents.                                                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.4.d.</b> Preserve regional agriculture and farmland as a source of healthy, local fruits, vegetables and other foods.                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 3.A.5.</b> Encourage healthy eating habits and messages.                                                                                                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.5.a.</b> Support educational efforts, events, outreach.                                                                                                                                                                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Action 3.A.5.b.</b> Encourage community classes and activities related to healthy lifestyles, such as gardening, composting, cooking, etc.                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 3.A.6.</b> Pursue affordable housing consistent with the Housing Element to provide safe, affordable, and healthful living opportunities.                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 3.A.7.</b> Support Mono County Public Health programs and collaborations, such as Maternal Child and Adolescent Health (MCAH), Tobacco Education and Nutrition, and Physical Activity Task Force.                                                               | ✓                                                          | ✓                                                                                                                                                                              |
| <b>PLANNING AREA LAND USE POLICIES</b>                                                                                                                                                                                                                                    |                                                            |                                                                                                                                                                                |
| <b>ANTELOPE VALLEY</b>                                                                                                                                                                                                                                                    |                                                            |                                                                                                                                                                                |
| <b>GOAL 4. Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.</b>                                                                       |                                                            |                                                                                                                                                                                |
| <b>Objective 4.A. Guide future development to occur within the US 395 corridor and existing communities.</b>                                                                                                                                                              |                                                            |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                            | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 4.A.1.</b> Discourage subdivisions into 5 parcels or more outside community areas. Remainder parcels do not count toward the 5-parcel total.                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.1.a.</b> Designate land outside community areas and the US 395 corridor <sup>1</sup> for Agriculture or Resource Management.                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.1.b.</b> Maintain large minimum parcel sizes outside community areas and the US 395 corridor.                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.1.c.</b> Limit the type and intensity of development in flood plain areas.                                                                                                                                                                                                                                                                                                                   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 4.A.1.d.</b> Prior to accepting a development application in potential wetland areas, require that the applicant obtain necessary permits from the US Army Corps of Engineers.                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.A.2.</b> Provide for a mix of residential, commercial, recreational, institutional, and industrial park land uses in a manner consistent with the overall goal for Antelope Valley.                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.2.a.</b> Designate a sufficient amount of land to accommodate tourist and community commercial needs within existing community areas.                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.2.b.</b> Designate a sufficient amount of land to meet the housing and lodging needs of Antelope Valley's residents and visitors.                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.2.c.</b> Designate suitable lands for industrial park uses. Designated industrial park areas should be limited to community-serving industrial uses that will have no adverse environmental impacts. All industrial development must be compatible with surrounding land uses. Give consideration to landownership adjustments to consolidate such uses.                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 4.A.3.</b> Along the US 395 corridor between existing communities, provide for limited development that is compatible with natural constraints and scenic qualities.                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.A.3.a.</b> Maintain the large-lot residential nature of the US 395 corridor.                                                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 4.A.4.</b> As a general goal, retain the existing privately owned land base in the Antelope Valley.                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 4.A.5.</b> Encourage the use of alternative energy and communications innovations.                                                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.A.5.a.</b> Mobile or satellite-based communication sources may be substituted for conventional land-based sources in satisfying land development conditions. Parcels that will not have conventional land-based sources extended to the property shall have that information prominently noticed on the map. All conventional communication lines subsequently installed shall be underground. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 4.A.5.b.</b> Alternative energy (e.g., solar, wind, water, etc.) systems may be substituted for conventional power in satisfying land development conditions. Parcels that will not have conventional power lines extended to the property shall have that information prominently noticed on the map.                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 4.A.5.c.</b> Proposed parcels that have existing street frontage with existing power lines along either side of that street frontage shall not be                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |

<sup>1</sup>The US 395 corridor is defined as the area in Antelope Valley along both sides of US 395 between the West Walker River to the east of US 395 and the sloping terrain to the west of US 395.

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                               | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                      | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| conditioned with bringing conventional power across the street or onto the property.                                                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>Objective 4.B. Maintain the scenic, historic, agricultural, and natural resource values in the Valley.</b>                                                                                                                                                                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>Policy 4.B.1.</b> Maintain & enhance scenic resources in Antelope Valley.                                                                                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Action 4.B.1.a.</b> In order to protect and enhance important scenic resources and scenic highway corridors, designate such areas in the Antelope Valley for Open Space, Agriculture, or Resource Management.                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.1.b.</b> Inform private landowners with visually significant property that they have the option to grant or sell a conservation easement to a land conservation organization to protect the land as open space.                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.1.c.</b> Continue to use land use designations and subdivision regulations to preserve open space for scenic purposes.                                                                                                                                                                                                                                 | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.1.d.</b> Conserve scenic corridors by maintaining and expanding large-lot land uses.                                                                                                                                                                                                                                                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 4.B.2.</b> Preserve the agricultural lands and natural resource lands in the Antelope Valley.                                                                                                                                                                                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.2.a.</b> In accordance with CEQA, require preparation of an EIR for projects that may convert agricultural lands to other uses.                                                                                                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.2.b.</b> Encourage agricultural land owners to utilize the property tax incentives for agricultural land provided for in the County's Williamson Act program.                                                                                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.2.c.</b> Inform owners of critical wildlife habitat areas of the potential for open-space easements to protect such areas and the potential for property tax adjustments.                                                                                                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 4.B.3.</b> Work with appropriate agencies to manage water resources in a manner that protects natural, agricultural, and recreational resources in Antelope Valley.                                                                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.3.a.</b> Work with the LRWQCB and other appropriate agencies to require appropriate actions to ensure that future development does not degrade water quality or impair adequate water quantity in the area. Resources should be sought to provide suitable statistical benchmarks for refresh rates and other technical data for proper agency review. |                                                            | ✓                                                                                                                                                                              |
| <b>Action 4.B.3.b.</b> Work with the Walker River Irrigation District, adjacent Nevada counties, and other appropriate agencies in developing a water management plan for Topaz Reservoir.                                                                                                                                                                           |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 4.B.4.</b> Ensure that an adequate water supply exists for new development projects.                                                                                                                                                                                                                                                                       | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 4.B.4.a.</b> As a condition of approval, require development projects to demonstrate that sufficient water exists to serve both domestic and fire flow needs and that use of the water will not deplete or degrade water supplies for wells within a 500' radius (residential projects creating fewer than five parcels shall be exempt).                  | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 4.B.5.</b> Work with appropriate agencies to manage fish and wildlife resources within the Antelope Valley.                                                                                                                                                                                                                                                |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 4.B.6.</b> Preserve the rural character of lands in Antelope Valley.                                                                                                                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 4.B.6.a.</b> Allow the storage of heavy equipment on parcels greater than five acres in the Antelope Valley for personal on-site use or community benefit.                                                                                                                                                                                                 | ✓                                                          |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Objective 4.C. Maintain and enhance natural resource-based recreational Opportunities in the Valley and surrounding area.</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 4.C.1.</b> Work with appropriate agencies to maintain or improve natural resource base needed for recreational opportunities in the Antelope Valley and vicinity.                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 4.C.2.</b> Work with appropriate agencies to initiate recreational facility development in environmentally suitable areas.                                                                                                                                                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 4.C.2.a.</b> Work with the Walker River Irrigation District and other appropriate agencies to develop a recreation management plan for Topaz Lake. Potential issues to address in the plan include:<br>a. Provision of a designated boat launch area to provide boat access within California; and<br>b. Creation of restricted boating areas to provide protected water-bird nesting and rearing habitats at the south end of the reservoir.                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.C.3.</b> Encourage Trail Easements in the Antelope Valley under the conditions that no coercive methods shall weigh upon project applicants to dedicate trail easements and that eminent domain will not be used to obtain trail easements. "Combined" enjoyment among users such as hikers, bicyclists, off-road vehicles, equestrians and runners shall be encouraged where practical.                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 4.D. Maintain and enhance the local economy.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Policy 4.D.1.</b> Incubate home businesses (any enterprise conducted by the resident of a parcel on which the enterprise is conducted). Policy Assumption: Home businesses are to be allowed in the Antelope Valley on parcels over 1 acre in size, absent the determination of an actual nuisance (noise, odor, etc.). A field survey to determine size will not be necessary provided applicant provides a legal description, a subdivision map, Assessor's Parcel Map or other similar documentation. | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 4.E. Promote the economic revitalization of the Walker and Coleville Main Street districts.</b>                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 4.E.1.</b> Work with local businesses and the community to develop a Main Street District identity that integrates existing business character into a distinctive core that invites investment and revitalization.                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.E.1.a.</b> Inventory Main Street assets, strengths & limitations.                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.E.1.b.</b> Develop a Main Street Program that builds upon the strengths and assets to serve as a foundation for revitalization.                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 4.E.2.</b> Encourage district infill that improves connections and integration among businesses and improves the physical appearance of Walker and Coleville Main Streets.                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.E.2.a.</b> In development of a Main Street Program, assess and specify opportunities for business growth, infill and access improvements/connections.                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 4.E.2.b.</b> Based on the Main Street Program goals, consider adjustments to guidelines and regulations to better preserve district character and promote business sustainability.                                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |



| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                        | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Acton 4.E.2.c.</b> Specify actions for public and private sectors to work together toward common goals and long-term success.                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>SONORA JUNCTION</b>                                                                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>GOAL 5. Provide for orderly growth in the Sonora Junction area in a manner that recognizes established military, residential, and recreational uses, and reduces potential conflicts between those uses.</b>                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>Objective 5.A. Protect the established military uses in the Sonora Junction area from encroachment.</b>                                                                                                                                                                                                             |                                                            |                                                                                                                                                                                |
| <b>Policy 5.A.1.</b> Follow state guidelines relating to the notification of military when development projects and/or substantive General Plan Amendments may affect base operations.                                                                                                                                 | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 5.A.1.a.</b> Create a local notification process by which branches of the US Armed Forces will be notified when a development project or substantial General Plan Amendment occurs within 1,000 feet of a military installation, Special Use Airspace, or low-level flight path.                             | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 5.A.1.b.</b> Amend permit review processes to include analysis of a project's proximity to military installations, special use airspace and low-level flight paths.                                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 5.A.1.c.</b> Reference the Marine Corps Mountain Warfare Training Center Encroachment Zone map in determining project proximity.                                                                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 5.B. Encourage and facilitate the continued use of the Sonora Junction Area for recreational uses such as hiking, skiing, fishing, and snowmobiling.</b>                                                                                                                                                  |                                                            |                                                                                                                                                                                |
| <b>Policy 5.B.1.</b> Support the continued development and use of the Bridgeport Winter Recreation Area (BWRA).                                                                                                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 5.B.1.a.</b> Where possible, facilitate improvements that will enhance winter recreation opportunities at Sonora Junction, including the creation of suitable parking areas and restrooms.                                                                                                                   |                                                            |                                                                                                                                                                                |
| <b>Action 5.B.1.b.</b> Collaborate with the USFS and other agencies to minimize environmental impacts while retaining the recreational benefits of the BWRA.                                                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 5.B.2.</b> Support efforts to enhance recreation opportunities in the Sonora Junction Area.                                                                                                                                                                                                                  |                                                            |                                                                                                                                                                                |
| <b>Action 5.B.2.a.</b> Where possible, facilitate the placement of recreational signage throughout the Sonora Junction Area that notifies users of the multi-use nature of the region.                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>Objective 5.C. Safeguard against potential impacts to sage grouse in all development activities.</b>                                                                                                                                                                                                                |                                                            |                                                                                                                                                                                |
| <b>Policy 5.C.1.</b> Consider the location of sage grouse habitat and leks when processing development applications.                                                                                                                                                                                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 5.C.1.a.</b> Ensure project consistency with sage-grouse conservation and mitigation measures in the Conservation/Open Space Element.                                                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 5.C.1.b.</b> Work with landowners and recreational users to mitigate potential impacts to sage grouse and improve pursuant to policies in the Conservation/Open Space element.                                                                                                                               | ✓                                                          | ✓                                                                                                                                                                              |
| <b>SWAUGER CREEK</b>                                                                                                                                                                                                                                                                                                   |                                                            |                                                                                                                                                                                |
| <b>GOAL 6. Distribute and regulate residential land uses in a manner that minimizes impacts to natural resources, supports low-impact recreational uses on wildlands, and preserves and enhances agricultural resources and wildland recreational and research values in areas adjacent to rural residential uses.</b> |                                                            |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                        | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Objective 6.A. Provide for a sensitive pattern of future land development.</b>                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Policy 6.A.1.</b> Future subdivisions in the planning area should recognize inherent limitations of the land and environment when determining appropriate parcel size and uses.                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.1.a.</b> Encourage minimum parcel sizes in the planning area based upon sustainable carrying capacity of the land. The sustainable carrying capacity is to be formulated based upon Natural Resource Inventory maps and site visits by Area Planning Group members.                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.1.b.</b> Unless otherwise determined per Action 1.1, encourage a minimum parcel size of 40 acres within the planning area.                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.1.c.</b> In assigning land use designations, indicate the minimum parcel size.                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.1.d.</b> Encourage consolidation of undersized parcels and/or land trades of same with public and private agencies interested in habitat preservation (e.g., Nature Conservancy).                                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 6.A.1.e.</b> Maintain liaison with USFS with regard to land trades that may affect planning.                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 6.A.2.a.</b> Encourage sustainable agricultural uses, both commercial and private through lobbying efforts and possible tax incentives.                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.2.b.</b> Restrict construction or improvement of roads within the planning area to the minimum necessary for access under the planned land use. Layout and construction of roads will be controlled by Natural Resource Inventory maps and site visits by Area Planning Group members.                   | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 6.A.4.</b> Forest clearing or cutting in old growth stands on west- or south-facing slopes on private lands shall not be permitted without careful demonstration of reforestation potential for similar vegetation or the benefits for wildlife habitat or other environmental stewardship purposes.         |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 6.A.5.</b> Encourage fence design to facilitate the migration and movement of wildlife, with particular attention given to sage grouse, deer migration routes, and protection of wildlife from highway traffic.                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 6.A.6.</b> Preserve the rural and wilderness character while allowing cottage industries and agricultural uses.                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.6.a.</b> Restrict location and size of all signs, in conformance with the county Sign Regulations.                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 6.A.6.b.</b> Restrict commercial uses to those compatible with the goals and objectives for the area (examples of incompatible uses include trailer and mobile-home parks, service stations, mini marts, landfills. Compatible uses would include agriculture, small recreational touring facilities, etc.). | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 6.B. Protect visual resources in the planning area.</b>                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 6.B.1.</b> Future development shall be sited and designed to be in scale and compatible with the surrounding natural environment.                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 6.B.1.a.</b> Develop design guidelines that ensure a minimum architectural standard that is compatible with the visual and scenic environment.                                                                                                                                                               | ✓                                                   | ✓                                                                                                                                                                       |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                                            |                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 6.B.1.b.</b> Consider establishing a Design Review District for Swauger Canyon, in accordance with the provisions of the Land Development Regulations.                                                                                                                                                                                                                                                                                                                  | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.B.1.c.</b> Adopt the design guidelines for the Design Review District as part of CC&Rs and attach to deeds on all properties within the Design Review District.                                                                                                                                                                                                                                                                                                       | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.B.1.d.</b> Encourage utility companies to develop an overall plan for the underground installation of all utilities within the planning area.                                                                                                                                                                                                                                                                                                                         | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 6.B.2.</b> Protect areas identified as open viewsheds or significant viewsheds.                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.B.2.a.</b> Work with the Area Planning Group to identify open viewsheds and significant viewsheds and to develop specific design guidelines for those parcels.                                                                                                                                                                                                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 6.B.2.b.</b> Assign Scenic Combining Land Use Designations and Land Development Regulations to such areas to protect scenic values.                                                                                                                                                                                                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.B.2.c.</b> Parcels identified as having greater than 50% of their area within an open viewshed should be restricted to a minimum lot size of 80 acres.                                                                                                                                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 6.C. Maintain existing air quality throughout the planning area and discourage any action that could degrade that standard.</b>                                                                                                                                                                                                                                                                                                                                      |                                                            |                                                                                                                                                                                |
| <b>Policy 6.C.1.</b> Maintain clear and pristine air quality in the planning area.                                                                                                                                                                                                                                                                                                                                                                                                |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.C.1.a.</b> Require all woodstoves installed in the area to be certified EPA Phase II, in conformance with policies in the the Conservation/Open Space Element.                                                                                                                                                                                                                                                                                                        |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.C.1.b.</b> Encourage use of renewable energy sources (wind, solar, hydro). Consult with appropriate agencies concerning tax incentive programs for the development of domestic renewable energy sources.                                                                                                                                                                                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 6.C.2.</b> Minimize impacts of construction on air quality.                                                                                                                                                                                                                                                                                                                                                                                                             |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.C.2.a.</b> Construction pads should be designed to minimize areas disturbed and construction-related traffic shall be restricted to limited and predefined access routes.                                                                                                                                                                                                                                                                                             | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.C.2.b.</b> Once construction is consolidated to the building site and adjacent regraded or otherwise disturbed lands are released from construction activities, revegetation and rehabilitation efforts shall be implemented, using appropriate seed mixtures or other suitable means such as jute mats or erosion-control netting. Within the area, perennial rye-grass mixtures have proved effective with proper site preparation, and seed sources are available. |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.C.3.a.</b> Development of new private roads should be limited to those necessary for access to private residences; shall comply with the Mono County Fire Safe Regulations; should consider how to minimize visual impact; the type of construction (drainage, culverts, road bases and finishes) should minimize dust and erosion problems. Construction on designated wet meadow areas should be prohibited.                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.C.3.b.</b> Discourage new general public travel roads throughout the planning area.                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 6.C.3.c.</b> Restrict speed limits on all secondary roads to 25 mph.                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 6.D. Improve water quality and maintain the existing stream-flow regime,</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                                                                                                                                                                |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>in order for residents and visitors to enjoy a high quality of life.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                            |                                                                                                                                                                                |
| <b>Policy 6.D.1.</b> Development shall demonstrate adequate service availability, including water supply, sewage disposal, and utilities, in a manner sensitive to the existing natural environment. The inability to demonstrate the availability of services, such as adequate sewage disposal, is sufficient reason for development to be prohibited altogether.                                                                                                                                                                                                                    | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 6.D.2.</b> Consider mapping of all permanent and ephemeral surface water sources within the planning area                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 6.D.3.</b> Approve parcels of adequate size and location so that septic tank discharges and the various chemicals that development brings into an area do not contaminate either surface or ground water. Large parcel size and limited number of dwellings per parcel will help to ensure a high quality of water. All existing and proposed building sites should be meticulously examined for septic tank and leach field suitability. Septic installations should not be permitted in wet meadow areas, in areas with a high water table, or on slopes in excess of 45%. |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 6.D.4.</b> No net increase in runoff should be permitted. Future development projects shall provide a drainage and erosion control plan that complies with standards established by the Department of Public Works.                                                                                                                                                                                                                                                                                                                                                          |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 6.D.5.</b> Alternate methods of sewage treatment that are more compatible to the area than septic tanks, such as composting toilets, should be considered.                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                            | ✓                                                                                                                                                                              |
| <b>Objective 6.E. Maintain and enhance wilderness habitat through conservation of energy.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                            |                                                                                                                                                                                |
| <b>Policy 6.E.1.</b> Reduce overall consumption of all nonrenewable forms of energy, through conservation and use of renewable sources.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.1.a.</b> All residential parcels shall be mapped for solar access sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 6.E.1.b.</b> Use of superinsulation and passive solar construction for space heating in all structures should be encouraged through the use of tax or fee incentives.                                                                                                                                                                                                                                                                                                                                                                                                        |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.1.c.</b> Non-solar building sites should be required to use superinsulation techniques to reduce heating loads and costs.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.1.d.</b> Domestic water heating should be augmented through the use of: Batch solar heaters (or preheaters) on solar sites, Use of instantaneous water heaters (gas or electric) that will eliminate standing losses.                                                                                                                                                                                                                                                                                                                                                    |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.1.e.</b> A schedule of Energy Incentives should be formulated, in conjunction with Mono County, to implement this policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 6.E.2.</b> Encourage responsible production of renewable forms of energy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.2.a.</b> Promote use of renewable energy through tax and fee incentives, as in Policy 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.2.b.</b> Discourage out-of-area sale of energy produced by any means.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                            | ✓                                                                                                                                                                              |
| <b>Action 6.E.2.c.</b> The Area Planning Group may develop a regional reforestation plan using only native tree species.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            | ✓                                                                                                                                                                              |
| <b>Objective 6.F. Protect the recreational values in the area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                            |                                                                                                                                                                                |
| <b>Policy 6.F.1.</b> Establish area-wide pedestrian access to the waters of Swauger Creek; this has been accomplished in the Swauger Canyon area                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                            |                                                                                                                                                                                |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| through the use of public easements, and should be extended to other areas if not already done.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Action 6.F.1.a.</b> Fishing access to all sections of Swauger Creek should be encouraged on public and private lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 6.F.2.</b> Promote the safety of area residents and visitors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 6.F.2.a.</b> Consider amending Chapter 10.64, Firearm Discharge, of the Mono County Code to include private lands in the residential portion of the Swauger Creek Planning Area as a prohibited area for firearms discharge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>BRIDGEPORT VALLEY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>GOAL 7: Provide for orderly growth in the Bridgeport Valley in a manner that retains the small town character, and protects the area's scenic, recreational, agricultural, and natural resources.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Objective 7.A. Guide future development to occur on existing private lands in Bridgeport Townsite, east of Bridgeport Reservoir, in the Evans Tract, and at Twin Lakes.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 7.A.1.</b> Carefully evaluate subdivisions outside the existing community area. Consideration should be given to assigning large minimum parcel sizes in the Valley.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 7.A.1.a.</b> Assign agricultural land use designation to the valley and the upland areas surrounding the valley. Minimum parcel sizes shall be determined through the land use designation process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 7.A.2.</b> Limit future subdivisions outside the community area to large lots (1 -acre minimum). Lot sizes for subdivisions that infill the community should reflect existing lot sizes, patterns, development, neighborhood character, and the availability of community sewer and water.                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 7.A.3.</b> Designate land presently in agricultural use as "Agriculture," and establish a Development Credits Program, including voluntary Transfer of Development Rights provisions, which will encourage clustering development away from irrigated land.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 7.A.3.a.</b> Parcels created consistent with the Development Credit Program shall consist of a minimum of one acre. Parcels should be sited as follows: adjacent to existing residential development (if feasible); a buffer may be required in consultation with adjacent agricultural landowners; avoiding steep slopes and fault hazard areas; avoiding wetlands and areas subject to flooding; away from visually sensitive areas, such as ridgelines or along scenic highways; minimizing impacts to migrating deer; minimizing impacts to cultural resource sites; proximate to existing access and utilities (if feasible); on soils of sufficient structural and sanitary waste disposal capabilities. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 7.A.4.</b> Carefully evaluate the exchange of federal lands for community expansion in order to ensure consistency with the Bridgeport Valley land use goal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 7.A.4.a.</b> Land exchanges should support or enable one or more of the following purposes: increase the availability of services and infrastructure, not be detrimental to the viewscape, mitigate the loss of property tax revenues to the County, and/or provide direct community benefit(s).                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 7.A.5.</b> Discourage tract housing developments. The term "tract housing" shall be defined in the Land Development Regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                         | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                         | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 7.A.6.</b> Designate a limited amount of land to provide for local industrial land use needs.                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 7.B. Maintain the scenic, agricultural, and natural resource values in the Bridgeport Valley.</b>                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 7.B.1.</b> Preserve agricultural lands and wetlands.                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 7.B.1.a.</b> Work with appropriate agencies to manage water resources in the Valley in a manner that will protect the natural and recreational values of the water resource and associated resources (wildlife, riparian, etc.)                               |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 7.B.2.</b> Manage the groundwater resource of the Bridgeport Valley.                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Action 7.B.2.a.</b> Consider establishing a Groundwater Management District to manage the groundwater resource.                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 7.B.2.b.</b> Comply with the California Statewide Groundwater Elevation Monitoring Program.                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 7.B.2.c.</b> Implement the county's groundwater transfer ordinance for any out-of-basin transfers of groundwater.                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 7.B.3.</b> Ensure that any transfer (by sale or lease) of surface water rights will not impact the natural resource values of the Bridgeport Valley.                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 7.B.3.a.</b> Monitor efforts to Save Walker Lake that may have impacts on Mono County surface water rights.                                                                                                                                                   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 7.B.3.b.</b> As necessary and in conjunction with the existing Memorandum of Understanding with the National Fish and Wildlife Foundation, develop criteria governing the transfer (by sale or lease) of surface water rights by Mono County property owners. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 7.B.3.c.</b> As necessary, provide the Board of Supervisors and local planning committees with updates on the sale and/or lease of Mono County surface water rights and provide comments to relevant agencies.                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 7.B.4.</b> Monitor community areas at risk from wildfire and work with appropriate agencies to manage that threat.                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 7.B.4.a.</b> Identify potential fuels reduction projects and funding opportunities for private lands in Bridgeport Valley.                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Action 7.B.4.b.</b> If community interest warrants, consider formation of a Fire Safe Council for Bridgeport Valley.                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 7.C. Maintain, enhance and diversify the natural resource-based recreational opportunities in the Bridgeport Valley.</b>                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 7.C.1.</b> Work with appropriate agencies to manage Bridgeport Reservoir in a manner that protects the natural resources in the area and provides additional recreational opportunities.                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 7.C.2.</b> Work with appropriate agencies and groups to develop and implement management plans for the local hot springs.                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Action 7.C.2.a.</b> As appropriate, assist the BLM and the Bridgeport Indian Colony in their efforts to manage recreation at the Travertine Hot Springs.                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Action 7.C.2.b.</b> Work with the USFS to develop a management plan for the Buckeye Hot Spring.                                                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 7.C.3.</b> Work with appropriate agencies to improve dispersed recreational opportunities (picnicking, camping, snowmobiling, cross country skiing, biking, OHV, etc.) with information signs and maps, restrooms, bike lanes, etc.                           |                                                     | ✓                                                                                                                                                                       |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                            |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 7.C.3.a.</b> Utilize the existing maps and publications developed for the promotion of existing regional trails.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                                                                                                                                                                |
| <b>Action 7.C.3.b.</b> Develop a wayfinding system that directs travelers to recreation amenities from the town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 7.C.3.c.</b> Work with appropriate agencies to develop a Bridgeport Area Trails Plan that identifies future trail development opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 7.C.4.</b> Work with CDFW to ensure continued stocking of fish into area lakes and streams, and continue to support local aquaculture efforts to enhance CDFW stocking efforts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 7.C.5.</b> Support the development of recreation opportunities on public and private lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                            |                                                                                                                                                                                |
| <b>Objective 7.D. Preserve Bridgeport's historic significance and economic base.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>Policy 7.D.1.</b> Work with appropriate agencies to retain the historic significance of the county courthouse, encouraging continued use of the facility by the courts and the Board of Supervisors.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 7.D.2.</b> Develop plans for Main Street Revitalization in Bridgeport, including traffic calming, pedestrian safety and other enhancements to encourage exploration of the town and surrounding area.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 7.D.3.</b> Streamline permitting activity where possible to facilitate economic development in the town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                          |                                                                                                                                                                                |
| <b>BRIDGEPORT AREA WETLANDS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                            |                                                                                                                                                                                |
| <b>GOAL 8: Preserve and enhance wetland functions and values, including wildlife and plant habitat, beneficial livestock forage value, water quality benefits, and aesthetic and recreational values, while providing for orderly growth and an efficient, coordinated permitting process.</b>                                                                                                                                                                                                                                                                                                                                                                     |                                                            |                                                                                                                                                                                |
| <b>Objective 8.A. Guide development in the Bridgeport Valley so that no net loss of wetlands functions and values or acreage results from development activities.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                            |                                                                                                                                                                                |
| <b>Policy 8.A.1.</b> Work with USACE to establish procedures for the processing of building and development proposals in or adjacent to wetlands areas in the Bridgeport Valley.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                            | ✓                                                                                                                                                                              |
| <b>Action 8.A.1.a.</b> Seek a regional permit from USACE that incorporates the mitigation strategy and process specified in these policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 8.A.2.</b> Work with willing landowners, agencies and applicants to establish a Bridgeport land bank to be used as mitigation for areas where on-site mitigation is not feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                            | ✓                                                                                                                                                                              |
| <b>Action 8.A.2.a.</b> Investigate potential sites for mitigation bank enhancement including: The East Walker River and its floodplain, which offers an excellent opportunity for enhancement of high-quality riparian habitat and fisheries habitat. The Robinson Creek outwash plain, which offers an opportunity for vegetation enhancement and possible connection to extended habitat corridors. Aurora Canyon, which offers an opportunity for enhancement of limited riparian areas within a few yards of the creek. The pond area at the intersection of US 395 and SR 182 (in the Airport Clear Zone), which offers an opportunity for marsh development. |                                                            | ✓                                                                                                                                                                              |
| <b>Action 8.A.2.b.</b> Investigate potential sites for a mitigation bank for the creation of wetlands, including: Irrigation-induced wetlands that could be permanently converted to wetlands. Upland areas where a reliable water source could be applied to convert the area to wetlands.                                                                                                                                                                                                                                                                                                                                                                        |                                                            | ✓                                                                                                                                                                              |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
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| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 8.A.2.c.</b> Contact public and private landowners in the Valley, including Walker River Irrigation District, for potential sites and interest in participating in a mitigation bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 8.A.2.d.</b> Establish a Wetlands Mitigation Bank Technical Advisory Committee (TAC) for Bridgeport Valley. This group should include a representative from applicable agencies (e.g., USACE, EPA, FWS, SCS, DFG, RWQCB, and Mono County) and a representative of the following: Landowners in an area where wetland impacts will occur and mitigation will be required on a case-by-case basis, Landowners or the managing entity of the area where the mitigation bank will be located, Bridgeport Agricultural Property Owners, US Board of Water Commissioners.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 8.A.3.</b> Work to establish The Land Bank for the Bridgeport Valley.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 8.A.3.a.</b> The Land Bank shall be established as follows: Goals of the mitigation bank shall be to enhance or create self-sustaining functional ecosystems, providing equal functions and values to those impacted by development; the life of the bank shall be 20 years from its inception. After the original 20 years, the life of the bank shall be renewed on 20-year cycles as needed, barring significant changes in regulations, natural conditions or catastrophes; Parcels eligible to contribute to the bank shall be illustrated on a map; Mitigation sites incorporated into the bank shall be developed and managed in accordance with a management plan prepared with assistance of the Wetlands Mitigation Bank TAC established for Bridgeport Valley. The TAC shall assist in design and implementation of a management plan for the bank. This plan shall include specific debiting and crediting procedures for the bank and shall detail remedial action responsibilities; The Corps shall require periodic inspections conducted with TAC assistance to identify whether the mitigation site is in compliance with the management plan; The management plan shall identify an appropriate methodology to assess pre- and post-mitigation functional values, in order to establish bank credits and debits. To the extent possible, this methodology will be quantitative; The management plan shall specify the methodology that will be used to protect the enhanced or created wetlands in 20-year cycles. This may include conservation/open space easements, deed restrictions, transfer of the property to a tax-paying conservation organization or agency, or other appropriate methods. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 8.A.3.b.</b> Seek funding to support land bank projects in the Bridgeport Valley, including but not limited to, grants, loans or other potential funding from Soil Conservation Service, Grants for sewage effluent treatment, EPA, USFWS, Resources Agency, and Ducks Unlimited.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 8.B. Maintain and enhance wetland habitat values and functions with willing landowners in the Bridgeport Valley.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 8.B.1.</b> Work with participating ranchers in the area to manage their land bank using one or more of the following methods/techniques: fire; rest; technology; money; labor; beneficial grazing practices; living organisms; human creativity; and/or animal impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 8.B.1.a.</b> If grazing practices beneficial to wetlands are to be utilized, the grazing practices shall be specified in a grazing management plan approved by the SCS in consultation with the TAC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |



| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
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| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 8.B.1.b.</b> Investigate the use of sewage effluent for wetland restoration, creation, or enhancement purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 8.B.2.</b> Work with developers to provide buffer zones around wetland areas adjacent to the developed areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 8.B.3.</b> Work with public agencies and interested local groups to develop and post informational and educational signs around wetlands areas on public lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 8.B.4.</b> Work with interested local groups willing to participate (financially or with donations of labor) with willing landowners in the protection or enhancement of wetlands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 8.B.5.</b> Restrict public and animal (e.g., cattle) access as necessary to land bank riparian areas during times of nesting or other critical periods in the life cycles of wildlife or fish.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 8.C. At the request of the landowner, reevaluate the jurisdictional status of sites proposed for development that are located in irrigated areas in the Bridgeport Valley when and where irrigation water is no longer applied.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 8.C.1.</b> Ensure that accurate and adequate data are collected to permit a reevaluation of wetland status for irrigation-induced wetlands that will meet federal delineation standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 8.C.1.a.</b> The following additional conditions shall apply to altering the irrigation regime, acquiring data, and seeking a reevaluation of jurisdictional status: Areas shall be reevaluated only where a definite project proposal exists; The entire area of the proposed project will be reevaluated; The existing topography in the vicinity of the subject area should not be altered without contacting the USACE; During the reevaluation, livestock may be excluded as necessary (in consultation with SCS) to allow plant species to be identified and catalogued. Cattle exclosures in representative areas may be necessary for monitoring or evaluation; Reevaluation should begin no later than May 1. Water-table levels should be monitored throughout the early growing season by means of pits or piezometer wells, and vegetation should be studied at a time that may vary from mid-May to July, depending upon weather; Data should be acquired at locations on both sides of apparent wetland boundaries. The locations of piezometer wells or other tests of soil conditions (for example, a,a-dipyridil test for reducing conditions) should be representative of the entire subject area. Methodologies in the current jurisdictional wetland manual will be used to define wetlands; As per the new National Technical Committee on Hydric Soils (NTCHS) criteria for hydric soils, poorly drained areas with soil permeability less than 6.0 inches/hour (such as most of Bridgeport Valley) would be determined to meet the mandatory soils and hydrology criteria for jurisdictional wetlands if the water table remains within 1.5 feet of the surface for at least two weeks during the growing season. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 8.C.1.b.</b> Reevaluations of jurisdictional status of proposed project sites located in irrigated areas shall be performed by a qualified professional under direction of the County and in consultation with Soil Conservation Service and USACE. The work shall be funded by the project applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>BODIE HILLS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>GOAL 9. Protect and enhance Bodie Hills Planning Area resources that complement the Bodie Experience.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
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| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Objective 9.A. Protect the visual characteristics of the Bodie Hills that contribute to the Bodie Experience, and ensure that any development allowed is compatible with the existing rural and historic landscape.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 9.A.1.</b> Structures proposed on private lands within the Bodie Hills Planning Area shall be constructed in accordance with the minimum development standards found in the Mono County General Plan Visual Resource Policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 9.A.1.a.</b> Develop design guidelines for residential, commercial, and industrial development projects. At a minimum, the following development standards (from the Visual Resource Policies) shall apply: Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting; Building mass should be varied and should be appropriate for the surrounding community or area. Facades in commercial districts should be varied; Project siting and structural design should be sensitive to the climate, topography, and lighting of the surrounding environment; The design, color, and building materials for structures, fences, and signs shall be compatible with the natural environment and/or surrounding community; Visually offensive land uses shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures; The visual impacts of parking areas shall be minimized through the use of landscaping, covered parking, siting that screens the parking from view, or other appropriate measures; Signs shall comply with the county's Sign Regulations; Standardized commercial structures, designs, and materials shall not be allowed (e.g., a "McDonald's" shall be designed with materials and finishes that harmonize with the surrounding area); Industrial areas shall be as compact as possible; Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety; All new utilities shall be installed underground in conformance with applicable provisions of the Land Development Regulations; Existing roads shall be used when possible. New road construction should be avoided except where essential for health and safety; Earthwork, grading, and vegetative removals shall be minimized; All site disturbances shall be revegetated with a mix of indigenous species native to the site (based upon a pre-project species survey). A landscaping plan shall be submitted and approved for all projects. | ✓                                                   |                                                                                                                                                                         |
| <b>BLM Resource Management Plan Decision: Manage the main travel corridors into the Bodie Bowl to conform to Visual Resource Management (VRM) II standards.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Objective 9.B. Maximize fire protection within the Bodie Hills Planning Area, including both prevention and suppression.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 9.B.1.</b> Actively support fire prevention efforts on public and private lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 9.B.1.a.</b> BLM shall install and maintain Fire Danger Rating signs on SR 270 and on Cottonwood Canyon Road. State Parks shall change the fire rating as needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 9.B.1.b.</b> All campfires within the Bodie Hills Planning Area (including the ACEC) shall require a valid campfire permit issued by BLM, USFS, Cal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| Fire or State Parks. All campfires shall be in accordance with existing fire restrictions during the summer fire season.                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Action 9.B.1.c.</b> Require new development to comply with the Mono County Fire Safe Regulations (Chapter 22).                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>BLM RMP Decision: Employ full fire-suppression techniques against all wildfires</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Objective 9.C. Provide for the health and safety of visitors and the environment including reducing vandalism within the Bodie Hills Planning Area.</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Policy 9.C.1.</b> Recognize and support visitor education as the primary deterrent to vandalism. To help reduce vandalism, the BLM, State Parks and the County should continue to educate the public about the cultural, historic, and natural values of Bodie SHP and the Bodie Hills.                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 9.C.1.a.</b> BLM shall work with State Parks to develop interpretive kiosks or panels along the roads into Bodie to foster a better appreciation of the cultural, historic, and natural values of the Bodie Hills. Verbiage shall be positive and include references to respecting private lands within the area.                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Action 9.C.1.b.</b> Appropriate agencies shall patrol the Bodie Hills during special permitted events and times of high visitor use, such as hunting season, making visitor contacts and establishing a presence in the area.                                                                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 9.D. Maintain a high level of air quality in the Bodie Hills Planning Area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |
| <b>Policy 9.D.1.</b> Activities permitted in the Bodie Hills Planning Area shall meet ambient air quality standards.                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 9.D.1.a.</b> The proponent of any project that may adversely impact air quality shall obtain an air quality permit or clearance from the GBUAPCD.                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 9.D.1.b.</b> Any project that may generate excessive levels of dust shall be required to use dust control measures approved by GBUAPCD.                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 9.D.1.c.</b> Future development projects shall comply with General Plan public health and safety policies, including requirements for future development projects to avoid impacts to air quality or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process. In addition, future development projects with potential to significantly impact air quality shall assess impacts prior to project approval in conformance with requirements of public health and safety policies. |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 9.D.2.</b> Mono County and State Parks shall continue to seek and implement methods to reduce the dust from the County roads within the Bodie Hills Planning Area approaching the ACEC.                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 9.D.2.a.</b> Work with Caltrans, State Parks, GBUAPCD and the BLM in ongoing maintenance and improvements to SR 270 and Cottonwood Canyon Road.                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Action 9.D.2.b.</b> Consider paving or other road improvement/dust mitigations for Cottonwood Canyon Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Objective 9.E. Recreational uses that do not interfere with the Bodie Experience may be permitted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 9.E.1.</b> Permit development of visitor services outside the ACEC to accommodate visitors to the Park. This development should be consistent with, and not threaten, the historic resources at Bodie.                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 9.E.1.a.</b> To provide for visitor service development that facilitates the Bodie Experience and provides dispersed recreational activities Mono County may assign Rural Resort land use designations to appropriate private property.                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 9.E.1.b.</b> The BLM shall designate lands suitable for a visitor center and associated services.                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 9.E.2.</b> Special and recreational events (trail rides, cattle drives, bike rides, filming, etc.) on public lands in the Bodie Hills Planning Area shall be considered on a case-by-case basis. Events shall be monitored so that they do not detract from the Bodie Experience.                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>BLM RMP Decision: Enhance dispersed recreation opportunities such as off-highway vehicle touring, primitive camping, mountain biking, snowmobiling, hunting, fishing, cross-country skiing, sightseeing and environmental interpretation.</b>                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Objective 9.F. Provide services that will enhance the Bodie Experience.</b>                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Policy 9.F.1.</b> Interpretive, directional, and other signing within the Bodie Hills Planning Area should be provided to educate and inform visitors. The number of signs should be kept to a minimum. Signs should be strategically placed to avoid detracting from the scenic values of the Bodie Hills Planning Area and the Bodie Experience. The messages should be stated in positive terms and address public and private lands. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 9.F.1.a.</b> The BLM should work with State Parks to develop interpretive kiosks or panels along the roads into Bodie to foster a better appreciation of the area's values, and thereby lessen the threat of vandalism. The verbiage should be of a positive nature (e.g., "Bodie is a Special Area . . .").                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 9.F.1.b.</b> Caltrans and Mono County should develop scenic turnouts on SR 270 and Cottonwood Canyon Road. Some interpretive information should be provided, with multi-lingual information or use of international symbols.                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Action 9.F.1.c.</b> BLM shall place signs on all secondary routes in the Bodie Hills Planning Area. Signs should describe the routes, particularly those crossing both public and private lands, and highlight the need for the public to respect private property.                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>BLM RMP Decision: Develop an activity plan for recreational use in the area. Incorporate an interpretive element to highlight wildlife, geologic and cultural values.</b>                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Objective 9.G. Any economic and resource development projects on public lands shall be conducted in a manner that protects the historic and scenic values in the Bodie Hills Planning Area, and that does not detract from the Bodie Experience.</b>                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>Policy 9.G.1.</b> Any commercial or concessionaire development on public lands should complement or enhance the Bodie Experience.                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 9.G.2.</b> Concessionaires may be considered for solving transportation problems associated with the State Park, such as providing shuttle services or alternative access such as horses.                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Policy 9.G.3.</b> Grazing on public lands within the Bodie Hills shall be guided by the BLM Bishop RMP and the Coordinated Resource Management Plans (CRMPs).                                                                                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 9.H. Allow for agriculture, resource management activities, and rural resort uses on</b>                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                      |                                                            |                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                      | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                             | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>private lands in the Bodie Hills Planning Area that do not detract from the Bodie Experience.</b>                                                                                                                                                                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>Policy 9.H.1.</b> Grazing on private lands within the Bodie Hills Planning Area is an historic use. Mono County supports the continued agricultural use of private lands in the Bodie Hills.                                                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Action 9.H.1.a.</b> Assign Agricultural land use designations to private property in the Bodie Hills Planning Area.                                                                                                                                                                                                                                      | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 9.H.1.b.</b> Continue to implement the Development Credits program as described in Chapter 12 of this Element.                                                                                                                                                                                                                                    | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 9.H.2.</b> Wildlife management on private land shall be guided by the provisions of the Mono County Land Use Designation, the Mono County LDR, and the policies of the Mono County General Plan.                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 9.H.3.</b> Mineral resource activities on private lands may be permitted subject to established laws.                                                                                                                                                                                                                                             | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 9.H.3.a.</b> Mineral Resource extraction or exploration projects shall comply with requirements of the SMARA; the Mineral Resource Policies of the General Plan; the Resource Extraction District, Reclamation Ordinance, and Mining Operations Ordinance of the Mono County Code; and applicable environmental requirements, including the CEQA. |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 9.H.4.</b> Proponents shall bear the costs for project environmental studies, mitigation monitoring, permit processing and reclamation, in accordance with the Mono County General Plan, Environmental Handbook, and implementing ordinances and resolutions.                                                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Action 9.H.5.a.</b> Require applicable development projects to comply with Land Use policies that require assessments of project economic costs and benefits (Land Use Element, Obj. H, Policy 2 and Action 2.1).                                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>MONO BASIN</b>                                                                                                                                                                                                                                                                                                                                           |                                                            |                                                                                                                                                                                |
| <b>GOAL 10: Maintain the spectacular natural values of the Mono Basin and rural, small-town character of communities by managing growth, ensuring high-quality aesthetics, and providing for community development needs to enhance the quality of life for residents.</b>                                                                                  |                                                            |                                                                                                                                                                                |
| <b>Objective 10.A. Provide for the orderly growth of Lee Vining in a manner that retains the small-town character by directing future development to occur in and adjacent to Lee Vining.</b>                                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>Policy 10.A.1.</b> Prioritize infill and rehabilitation of the existing built environment over the addition of private property.                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.A.1.a.</b> Explore options for encouraging and facilitating the use of vacant commercial space for new businesses.                                                                                                                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.A.1.b.</b> Pursue brownfields grants to assist with rehabilitation.                                                                                                                                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 10.A.2.</b> Where infill or rehabilitation is not viable, obtain lands adjacent to the existing community for the orderly expansion of Lee Vining.                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.A.2.a.</b> Work with appropriate agencies to provide for developable lands adjacent to Lee Vining. The Landownership Adjustment Project Final Report (see Appendix) should be referenced for opportunities, policies and procedures.                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 10.A.2.b.</b> Designate lands adjacent to Lee Vining for community expansion in the Land Use Element.                                                                                                                                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.A.2.c.</b> Work with service providers to ensure adequate infrastructure and service capacity for any expansions.                                                                                                                                                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                            |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Policy 10.A.3.</b> Support the acquisition of a land base for the Kutzadika Mono Lake Indian Community, consistent with Goal 3, Objective A, Policy 5, Action 5.1.                                                                                                                                                                                                                                                                                                                       | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 10.B. Manage buildout of the Mono City subdivision to retain its rural character.</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                            |                                                                                                                                                                                |
| <b>Policy 10.B.1.</b> Limit the buildable area of Mono City to the existing subdivision footprint.                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.B.1.a.</b> Coordinate with the BLM to ensure the next update of the Bishop Resource Management Plan reflects the agreement to remove APN 019-110-010 from the BLM disposal list.                                                                                                                                                                                                                                                                                               | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 10.C. Encourage building types and architectural design compatible with the scenic and natural attributes of the Mono Basin.</b>                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>Policy 10.C.1.</b> Maintain a clear edge between developed areas and open space by ensuring future development outside existing communities is compatible with scenic & natural attributes of the area.                                                                                                                                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.1.a.</b> Encourage the siting and design of buildings to complement the natural environment and preserve open space.                                                                                                                                                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.1.b.</b> Higher-intensity uses (e.g., limited commercial, industrial, and resource extraction) may be permitted if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher-intensity uses should not adversely impact the area's scenic, recreational, historical, and natural resources. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.1.c.</b> Require preparation of a Specific Plan and CEQA review for subdivisions of 10 parcels or more that are not in or adjacent to Lee Vining or Mono City.                                                                                                                                                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.1.d.</b> Require preparation of a Specific Plan for development projects proposed on federal exchange lands (parcel maps are exempt from this requirement).                                                                                                                                                                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.1.e.</b> Periodically review the Tioga Inn Specific Plan and any other future specific plans in the Mono Basin.                                                                                                                                                                                                                                                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 10.C.2.</b> Support design practices that protect scenic vistas, energy efficiency, and "green" building practices.                                                                                                                                                                                                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.2.a.</b> Encourage the siting and design of buildings to preserve scenic vistas.                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.2.b.</b> Designate public view corridors that visually connect the community to the natural environment and establish development standards to avoid impacts.                                                                                                                                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.2.c.</b> Explore potential incentives related to energy efficiency and "green" building practices.                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.C.2.d.</b> Support the expansion and promotion of recycling programs, and encourage the inclusion of recycling services in new commercial facilities.                                                                                                                                                                                                                                                                                                                          |                                                            | ✓                                                                                                                                                                              |
| <b>Action 10.C.2.e.</b> County-owned buildings should set an example by implementing "green" building technologies.                                                                                                                                                                                                                                                                                                                                                                         |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 10.C.3.</b> Preserve the dark night sky of the Mono Basin.                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 10.C.3.a.</b> Require compliance with and enforce Dark Sky Regulations.                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                  | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                  | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 10.C.3.b.</b> Retrofit existing lights on County-owned properties and public rights of way to conform to Dark Sky Regulations.                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 10.C.3.c.</b> Outreach to other public agencies operating facilities in the Mono Basin about the benefits of Dark Sky Regulations and to encourage use of compliant light fixtures.                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 10.C.4.</b> Support improving the visual appearance of Lee Vining.                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 10.C.4.a.</b> Use Mono County Design Guidelines to promote architecture, site planning, and uses compatible with the surrounding visual and scenic environment within the communities of Lee Vining and Mono City.                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 10.C.5.</b> Consider applying residential standards to residential development on parcels with a Commercial land use designation within Lee Vining.                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.C.5.a.</b> Encourage applicants to meet residential standards to protect the character of residential areas in Lee Vining and facilitate compatible uses within the Commercial land use designation.                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 10.C.6.</b> Recognize that the Mono Basin National Forest Scenic Area Comprehensive Management Plan contains separate Scenic Area Guidelines that may impact development, and encourage developers within this area to consult with the Inyo NF in the planning phase. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 10.D. Maintain, protect and enhance the natural, historical and recreational attributes of the Mono Basin.</b>                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Policy 10.D.1.</b> Coordinate with public agencies and other land-management organizations, such as BLM, USFS, LADWP, CDFW, and USFWS, to understand local policies and engage locals in the management of their lands.                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 10.D.1.a.</b> Request that resource agencies present information to and work with the Mono Basin RPAC and the community as public resource management issues arise.                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 10.D.2.a.</b> Identify and inventory cultural and historic resources in the Mono Basin.                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 10.D.2.b.</b> Implement Obj. C, Policy 1 and associated actions to preserve, protect and restore (where appropriate) the cultural and historic resources of Mono County.                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 10.D.2.c.</b> Identify any cultural and historic resources that should be recognized and protected via registration with the State and/or National Register of Historic Places.                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 10.D.2.d.</b> Consult the Kutzadika Mono Lake Indian Community on potential impacts to cultural and historic resources as described in CGC §65352.3 (local government requirements for tribal consultation).                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 10.D.3.</b> Support recreational activities and the ability to use and enjoy the land while also protecting the natural environment.                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Action 10.D.3.a.</b> Identify recreation activity and access priorities, and work toward implementation.                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Action 10.D.3.b.</b> Coordinate with land management and transportation agencies, such as the BLM, Caltrans, ESTA, YARTS, USFS and LADWP, to ensure adequate access and responsible use.                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Action 10.D.3.c.</b> Ensure new development does not impede, and preferentially enhances, existing recreation access and activities.                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                |                                                            |                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                       | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Policy 10.D.4.</b> Review and discuss Conway Ranch operations, including the history, allowable uses, current uses, and potential opportunities.                                                                                                                                                   |                                                            | ✓                                                                                                                                                                              |
| <b>Action 10.D.4.a.</b> Support aquaculture and other historic uses, such as sheep grazing and agriculture.                                                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.D.4.b.</b> Support facilities and infrastructure facilitating aquaculture and other historic uses, such as sheep grazing, agriculture, and the restoration of historic buildings.                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>Action 10.D.4.c.</b> Support the full allotment of water to Conway Ranch.                                                                                                                                                                                                                          |                                                            |                                                                                                                                                                                |
| <b>Policy 10.D.5.</b> Initiate a community conversation about upland water management.                                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.D.5.a.</b> Convene RPAC and community members to draft a proposal to the LADWP requesting the irrigation of Thompson Meadow and explaining the benefits to LADWP.                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.D.5.b.</b> Support community conversations and planning efforts regarding issues such as Mill and Wilson creeks, and various ranches and meadows, e.g. Cain Ranch and Dechambeau Ranch.                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 10.D.6.</b> Work with government and private property owners to create recreational trail segments connecting population centers with attractions and recreation access points.                                                                                                             |                                                            | ✓                                                                                                                                                                              |
| <b>Action 10.D.6.a.</b> Identify desired trail segments that are supported by the community, and implement trail development.                                                                                                                                                                         | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 10.D.6.b.</b> Identify and consider impacts to historic lifestyles and existing uses of any potential trail, and consult with the Kutzadika Tribe in particular.                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 10.E. Promote well-planned and functional community uses that retain small-town character and increase quality of life.</b>                                                                                                                                                              |                                                            |                                                                                                                                                                                |
| <b>Policy 10.E.1.</b> Increase the housing supply available to the workforce, including rental units.                                                                                                                                                                                                 | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.E.1.a.</b> Establish tenant eligibility criteria, including a time requirement as a local resident and/or local employee, for workforce housing units, and identify the entity that applies, manages and enforces the criteria.                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.E.1.b.</b> Explore siting workforce housing next to the Community Center (LADWP land), on the Lee Vining High School parcel, at the County yard, and/or at the Caltrans yard, including an evaluation of the suitability of each site and other potential opportunities.                 | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.E.1.c.</b> Consider the acquisition and rehabilitation of existing housing for workforce housing, as consistent with Housing Authority policy.                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.E.1.d.</b> Promote workforce housing opportunities that connect the community with housing programs.                                                                                                                                                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 10.E.2.</b> If the need is identified, provide a site for limited and/or cottage industrial uses, including road yards, heavy-equipment storage, auto repair, and similar uses, proximate to Lee Vining.                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.E.2.a.</b> If the need exists, identify a new location for limited/cottage industrial uses, potentially at the airport/pumice plant area or other appropriate locations, and develop necessary partnerships, conduct feasibility analyses for developing the site, and secure financing. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.E.2.b.</b> Limit the footprint of the new industrial location to previously disturbed areas and consider impacts to viewsheds.                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |



**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <p><b>Policy 10.E.3.</b> Continue community discussions and exploring potential solutions for the location of County and/or Caltrans yards with the intent of meeting the following interests:</p> <ul style="list-style-type: none"> <li>• Maintain a high level of related services, such as snow removal.</li> <li>• Retain the authenticity of a working community.</li> <li>• Navigate the challenges of cost, timeline, environmental issues, agency coordination and the location of a new site to ensure project feasibility. Brownfields grants could assist with some of these issues.</li> <li>• Provide more appropriate Main Street uses, such as workforce/residential housing, commercial, mixed use.</li> <li>• Improve connectivity between the high school, park, community center, USFS Visitor Center and the community.</li> <li>• Increase available commercial space to open new businesses, and improve the vibrancy and aesthetics of Main Street.</li> <li>• Recognize the junction of US395 and SR120 as an important viewshed for the community and its visitors; therefore, projects should avoid potential impacts to that viewshed.</li> </ul> | ✓                                                   |                                                                                                                                                                         |
| <p><b>Policy 10.E.4.</b> Support agricultural and grazing uses, such as sheep and cows, in historic locations, locations compatible with resource sensitivity and availability, and where consistent with scenic and natural resources.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <p><b>Action 10.E.4.a.</b> Research incentives and other tools to support small-scale, local agriculture.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <p><b>Action 10.E.4.b.</b> Support guidelines for sound grazing management practices on public lands to maintain environmental resource values while supporting agricultural uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <p><b>Action 10.E.4.c.</b> Support community and agency discussions to revitalize agricultural and grazing uses, such as sheep grazing, and the irrigation associated with historic grazing; and creatively explore and implement sound grazing practices that may benefit the landscape, such as utilizing sheep for wildfire fuels management rather than controlled burns or mechanical thinning.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <p><b>Policy 10.E.5.</b> Parking standards should contribute to business viability and residential livability.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <p><b>Action 10.E.5.a.</b> Support Objective C in the Mono Basin Policies of the Circulation Element of the General Plan to improve parking opportunities in Lee Vining, with Action 2.2 as a priority: "Consider amendments to the Mono County parking requirements ... for commercial uses in Lee Vining, such as reducing the number of required parking spaces and relaxing paving requirements."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <p><b>Action 10.E.5.b.</b> Review residential parking needs and consider modifications to parking requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <p><b>Policy 10.E.6.</b> Provide safe and convenient pedestrian and biking facilities, working with Caltrans when applicable, to reduce vehicular traffic, increase local livability, and encourage visitors to explore town.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <p><b>Action 10.E.6.a.</b> Prioritize pedestrian safety facilities and improvements on US 395 over other facility improvements and as consistent with goals and policies in the Circulation Element of the General Plan, with an emphasis on</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                   | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| the Livable Communities section, and Objectives A and D in the Mono Basin Policies.                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Action 10.E.6.b.</b> Emphasize safe travel for pedestrians to community and activity centers, such as schools, parks, library, museums and visitor centers.                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.E.4.c.</b> Support community and agency discussions to revitalize agricultural and grazing uses, such as sheep grazing, and the irrigation associated with historic grazing; and creatively explore and implement sound grazing practices that may benefit the landscape, such as utilizing sheep for wildfire fuels management rather than controlled burns or mechanical thinning. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.E.6.d.</b> Initiate community discussions to consider pedestrian and street lighting in appropriate locations for safety, connectivity, and comfort and ensure compliance with Dark Sky Regulations.                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.E.6.e.</b> Pursue the Livable Communities goals and policies in the Circulation Element of the General Plan.                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.E.6.f.</b> Pursue Objective D of the Mono Basin Policies in the Circulation Element of the General Plan to make progress toward a comprehensive streetscape plan for the Lee Vining Main Street area that enhances pedestrian safety, connectivity (including trails), and makes Lee Vining a more attractive place to walk, live and work.                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 10.E.6.g.</b> Support installation of a bus stop in front of the County Yard in Lee Vining that is accessible to pedestrians.                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 10.F. Provide appropriate public infrastructure and service capability expansion to support development, public safety, and quality of life.</b>                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>Policy 10.F.1.</b> Future development should coincide with infrastructure and service capability expansion.                                                                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 10.F.1.a.</b> Require development projects to obtain "will-serve" letters from applicable service agencies.                                                                                                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 10.F.2.</b> Support improvements to local service infrastructure, such as water, sewer, telecommunications, and electricity that are compatible with the small-town character, aesthetic values, and the health and safety of the community.                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.F.2.a.</b> Inventory local infrastructure needs and provide support to service providers as appropriate.                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.F.2.b.</b> Require utility line upgrades and replacements to be undergrounded subject to the findings and analysis required for new utility lines in Ch. 11–Utilities of the Land Use Element.                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.F.2.c.</b> Where feasible, require local utility providers to underground, relocate or visually screen power lines and other facilities in areas of high visual quality.                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.F.2.d.</b> Encourage utility providers to develop an overall plan for the underground installation of all utilities within the Mono Basin.                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 10.F.2.e.</b> Work with utility providers to ensure siting, screening and design of facility upgrades, expansions or renovations are compatible with the scenic and natural attributes of the Mono Basin and public health and safety.                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 10.F.3.</b> Provide for adequate emergency services, facilities, and access, and support emergency providers.                                                                                                                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                  |                                                            |                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                  | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                         | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 10.F.3.a.</b> Identify local hazards, such as dangerous wind areas on US 395, defensible space to reduce wildfire risk, lack of cell phone coverage, and work with the appropriate entities to mitigate those hazards.                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 10.F.3.b.</b> Continue working with BLM on the Mono City Emergency Access Road.                                                                                                                                                                               | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 10.F.4.</b> Prioritize maintaining and programming existing County facilities, especially the Community Center, over building new facilities.                                                                                                                 | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 10.F.5.</b> Encourage the provision of local health services for the community.                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 10.F.6.</b> Support access to necessary life services such as those provided by the Department of Motor Vehicles (DMV) and Social Security Administration.                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.F.6.a.</b> Work with the DMV and Social Security Administration to make their services locally available.                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 10.F.7.</b> Provide support and services for elders.                                                                                                                                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 10.F.7.a.</b> Identify the needs of the elderly community.                                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>GOAL 11: Grow a sustainable local economy with diverse job opportunities that offers year-round employment and wages that reflect the cost of living in the area.</b>                                                                                                |                                                            |                                                                                                                                                                                |
| <b>Objective 11.A. Plan for a diversified, sustainable economy.</b>                                                                                                                                                                                                     |                                                            |                                                                                                                                                                                |
| <b>Policy 11.A.1.</b> Achieve a more-diversified economy and employment base consistent with the small-town, rural nature of the Mono Basin.                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Action 11.A.1.a.</b> Support Countywide Land Use Element Policies to develop strategies to improve the County's economic climate, including the creation of an Economic Development Strategy for the County and/or Mono Basin.                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 11.A.1.b.</b> Research and incorporate best practices for economic development in small, rural communities.                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 11.A.1.c.</b> Establish a community-based organization that provides leadership for economic development and includes private citizens, the County/RPAC, local business leaders, chamber of commerce, as well as other agencies, nonprofits and corporations. | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 11.B. Enhance and support the existing tourism-related economy.</b>                                                                                                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>Policy 11.B.1.</b> Cultivate tourism-related programs and attractions that promote longer, multi-day visits.                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 11.B.2.</b> Capitalize on local and nearby attractions such as Yosemite National Park, Bodie State Historic Park, Mono Basin Scenic Area, and the Tufa State Reserve by promoting Lee Vining as a centralized recreation hub.                                 | ✓                                                          |                                                                                                                                                                                |
| <b>Action 11.B.2.a.</b> Support the Yosemite Policies, and Objective H of the Mono Basin Policies, in the Circulation Element of the General Plan to strengthen the relationship between the Yosemite region and its eastern gateway.                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 11.B.2.b.</b> Support local recreational uses and visitor accommodations, such as existing campgrounds, hotels/motels, and RV parks.                                                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 11.B.2.c.</b> Collaborate with other agencies to provide 24-hour, year-round visitor sanitation facilities; e.g., public restrooms, and sanitation facilities at popular recreation staging areas.                                                            | ✓                                                          |                                                                                                                                                                                |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                      | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 11.B.2.d.</b> Support Lee Vining as a host for YARTS services such as the High Country Hiker Shuttle.                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.B.3.</b> Support a sufficient bed base and visitor accommodations to support the tourism industry.                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.B.4.</b> Diversify and promote recreation opportunities during the shoulder seasons and winter.                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.B.4.a.</b> Identify and implement potential shoulder season and winter opportunities, such as ice climbing.                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.B.4.b.</b> Work with applicable entities to increase access and activities.                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.B.5.</b> Keep public roads open as long as practical during the shoulder season to provide access to recreation activities and other communities.                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.B.6.</b> Promote collaboration with organizations in the region to enhance tourism.                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.B.6.a.</b> Support the designation of US 395 as a National Scenic Byway.                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 11.B.7.</b> Keep up-to-date airport planning documents, such as the Lee Vining Airport Master Plan and Lee Vining Airport Land Use Compatibility Plan.                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Action 11.B.7.a.</b> Initiate community conversations about the opportunities available through expansion of airport-related services.                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.B.7.b.</b> Consider visual sensitivity of the Lee Vining Airport surroundings to prevent further degradation of the Scenic Area.                                                                                                                                                                        | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 11.B.7.c.</b> The County shall complete the revegetation project at the Lee Vining Airport to address visibility and dust concerns.                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 11.C. Diversify the existing economic base and employment opportunities to achieve a more- sustainable economy.</b>                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>Policy 11.C.1.</b> Pursue Objective H of the countywide Land Use Policies in the Land Use Element of the General Plan to “maintain and enhance the local economy.”                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.C.2.</b> Encourage and support new business development and entrepreneurial efforts that contribute to a mix of uses and services, and a wider range of employment opportunities.                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.2.a.</b> Research programs and other mechanisms that could offer financial incentives for small businesses.                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.2.b.</b> Catalog the specific businesses identified in the action plan workshops and the community survey for inclusion in the Economic Development Plan.                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.C.3.</b> Encourage and support new development within Lee Vining.                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.3.a.</b> Explore County incentives such as reduced fees, funding for an Alquist-Priolo fault study for the Lee Vining Main Street area, parking standard adjustments (see Goal 1, Obj. E, Action 3.1), and prescriptive building designs, such as ground-mounted solar systems and residential decks. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.C.4.</b> Encourage diverse uses and services, and a healthy business environment, to recirculate dollars spent in the community.                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.4.a.</b> Convene local business owners to initiate discussions about a healthy economy.                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 11.C.5.</b> Support the revitalization of Main Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.5.a.</b> Pursue planning, implementation grants, and funds to support Main Street and Livable Community goals, such as the Scenic Byway planning grant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.5.b.</b> Explore options for encouraging and facilitating the use of vacant commercial space for new businesses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.5.c.</b> Encourage businesses to provide public gathering spaces to contribute to the vitality and activity of Main Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.5.d.</b> Support an attractive Main Street through actions such as the promotion of the Mono County Design Guidelines to complement Lee Vining’s small-town character and attract visitors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.C.6.</b> Encourage locally produced goods and services, including food production for local consumption of locally produced food.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.6.a.</b> Work with local food producers and relevant permitting authorities, such as Mono County Environmental Health, to enable public consumption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.6.b.</b> Establish a market for locally produced foods, such as a farmers market, door-to-door sales, or local purchase by businesses or institutions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Action 11.C.6.c.</b> Support and promote community, school, and backyard gardens, and other types of urban agriculture.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.C.7.</b> Encourage businesses and services to remain open year round.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 11.C.8.</b> Support infrastructure to expand home-based businesses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.8.a.</b> Support the efforts of Digital 395.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 11.C.9.</b> Support continued and new agricultural and grazing uses in Mono Basin, the potential for agricultural tourism, and incentives or other mechanisms to increase viability of agricultural operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>GOAL 12: Build a safe, friendly community where people feel connected, work together to resolve community issues, and are involved in community activities and events.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Objective 12.A. Build healthy social connections and interactions that contribute to a sense of community.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Policy 12.A.1.</b> Improve interactions and support between community and the schools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.1.a.</b> Open a dialog with the schools with intent to initiate a collaborative relationship, and share community suggestions about building mutual support, including tapping the business community and local organizations to provide vocational training and educational opportunities; holding joint or mutual community events; increasing communication and information sharing between the community and school (e.g., school-produced newspaper); collaborating to involve parents and community members through volunteer opportunities; stabilizing school staff; and strengthening the connection between school and community by making school facilities accessible & encouraging community use. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 12.A.2.</b> Support the provision of higher education and workforce development programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                             | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 12.A.2.a.</b> Promote the development of vocational programs and higher education services.                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.2.b.</b> Connect the Mono Basin residents to Mono County's career services program.                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 12.A.3.</b> Support factual media coverage and accurate community information sharing.                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.3.a.</b> Develop and/or enhance local community communication mechanisms, which could include a regularly published newsletter, radio station, regular social gatherings, centralized bulletin boards for posting notices, and/or social media (e.g., Facebook and Twitter). | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.3.b.</b> Develop and maintain a local community calendar.                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 12.A.4.</b> Cultivate community leadership.                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.4.a.</b> As a principle, support decision making that empowers and strengthens the community and that achieves meaningful results.                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.4.b.</b> As a principle, address community issues and concerns rather than positions, and seek common ground and win-win situations.                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.4.c.</b> Maintain representation on the RPAC that encompasses the diversity of the community.                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.4.d.</b> RPAC meetings are intended to be an open forum for the public to respectfully and candidly discuss community issues, recognizing consensus is not always possible or necessary in order to move forward.                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.4.e.</b> Consider refining the role and responsibility of the RPAC by reviewing the bylaws.                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 12.A.5.</b> Support various cultural and ethnic groups in the community.                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.5.a.</b> Assist the Kutzadika Mono Lake Indian Community's efforts to obtain formal tribal recognition, a land base, and community services.                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.A.5.b.</b> Support community interaction that celebrates and invites multicultural participation and educational opportunities.                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 12.B. Encourage and support local events and programs that provide community and youth activities, capitalize on the tourist economy, and bring the community together.</b>                                                                                                    |                                                     |                                                                                                                                                                         |
| <b>Policy 12.B.1.</b> Identify key community events that excite residents and resonate with the community.                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.B.1.a.</b> Inventory community events, consider combining events based on overlapping interests, and define a set of events on which to focus and invest. Consider local people's interests and talents when selecting events.                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.B.1.b.</b> Encourage the pooling, coordinating and sharing of resources for events.                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 12.B.2.</b> Encourage programs and events celebrating local history and diversity, and encourage the revitalization of historical events that no longer exist (e.g., Mark Twain Days).                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 12.B.3.</b> Support outdoor education, supervised and unsupervised activities, and facilities for youth.                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.B.3.a.</b> Work with the school district and community groups to develop after-school and summer programs.                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 12.B.3.b.</b> Work with the library to enhance service offerings and activities for youth and the community.                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                           |                                                            |                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 12.B.3.c.</b> Support natural history education and interpretive programs; encourage the Kutzadika Mono Lake Indian Community to share its local knowledge and history.                                                                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 12.C. Encourage people to volunteer in the community and participate in events.</b>                                                                                                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>Policy 12.C.2.</b> Promote a positive, nonpolitical, inclusive social environment that attracts volunteers.                                                                                                                                                                                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 12.C.3.</b> Advertise events, including the use of social networking.                                                                                                                                                                                                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 12.C.3.a.</b> Post community events in the community calendar of local papers, local radio stations, and other media.                                                                                                                                                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 12.C.3.b.</b> Advertise events through any local communication networks that are developed.                                                                                                                                                                                                                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 12.C.4.</b> Recruit all residents, especially younger residents.                                                                                                                                                                                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 12.C.4.a.</b> Engage high school students, teachers, seniors, nonprofits, and service clubs to provide volunteers and event leadership.                                                                                                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Action 12.C.5.a.</b> Engage volunteers in planning the events.                                                                                                                                                                                                                                                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>JUNE LAKE COMMUNITY DEVELOPMENT – LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                            |                                                                                                                                                                                |
| <b>GOAL 13. That June Lake ultimately develop into a moderately-sized, self-contained, year-round community.</b>                                                                                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>Objective 13.A. Promote the expansion of the June Lake Loop's privately-owned land base to accommodate planned community growth.</b>                                                                                                                                                                                                                                                                                          |                                                            |                                                                                                                                                                                |
| <b>Policy 13.A.1.</b> Promote, where reasonable and feasible, the use of USFS land exchanges to enlarge the privately owned land base to meet community needs.                                                                                                                                                                                                                                                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 13.A.1.a.</b> Work with USFS in identifying suitable lands for exchange or purchase. Lands in the Pine Cliff area should receive priority consideration. This program should respond to the changing needs and desires of the June Lake community.                                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 13.A.1.b.</b> Designate potential land exchange areas on the Land Use Maps and require specific plans prior to developing these areas.                                                                                                                                                                                                                                                                                 | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 13.A.2.</b> Promote land trades that transfer developable, non-sensitive lands into private ownership and that exclude hazardous and environmentally sensitive lands from such transfers. Where feasible, the land exchange should involve lands in the June Lake Planning Area. Encourage reverse land exchanges that transfer hazardous or environmentally sensitive lands in private ownership to public ownership. | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 13.A.2.a.</b> Work with and support the USFS in the delineation of land exchange boundaries that retain sensitive areas in public ownership and transfer private lands in sensitive areas to public ownership.                                                                                                                                                                                                         | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 13.B. Promote well-planned and functional community development that retains June Lake's mountain-community character and tourist-oriented economy.</b>                                                                                                                                                                                                                                                             |                                                            |                                                                                                                                                                                |
| <b>Policy 13.B.1.</b> Use specific plans to guide the development of large parcels in undeveloped areas.                                                                                                                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.B.1.a.</b> Require the preparation of well-coordinated specific plans for the West Village/Rodeo Grounds prior to further development. Specific plans should also be prepared for undeveloped National Forest lands being                                                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                      | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| exchanged into private ownership. This would include potential exchange lands at Pine Cliff.                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Objective 13.C. Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.</b>                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 13.C.1.</b> Encourage compatible development in existing and adjacent to neighborhood areas.                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.C.1.a.</b> Use the area-specific land use maps, specific plans, the Plan Check and Design Review processes to guide development.                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.C.1.b.</b> Encourage compatible infill development in the Village and Down Canyon areas.                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 13.C.2.</b> Discourage development in areas unsuitable for land improvements.                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.C.2.a.</b> Identify and prioritize sensitive private lands acceptable for exchange or purchase. Designate these lands on the plan's Land Use Maps.                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.C.2.b.</b> If reverse land exchanges or purchase are not possible, allow development under the controls established in the natural habitat protection district.                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 13.D. Balance the rate of development throughout the separate neighborhood areas. Where prudent and feasible, balance the rate of development in new areas and the rate of infill and revitalization in established areas.</b>                          |                                                     |                                                                                                                                                                         |
| <b>Policy 13.D.1.</b> Promote programs that couple new construction in undeveloped areas with improvements in developed areas.                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.D.1.a.</b> Extract developer fees to fund capital improvements during the permit process in accordance with applicable State law. Ensure fees are levied on a uniform basis and that moneys collected for a specific purpose are used for that purpose. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 13.D.1.b.</b> Investigate the feasibility of issuing bonds or implementing other revenue-producing measures such as assessment districts or bed taxes to finance desired facilities.                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 13.D.2.</b> Promote the phasing of development where appropriate.                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.D.2.a.</b> Require specific plans to specify the phasing of development over a number of years.                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.D.2.b.</b> Work with the USFS to prioritize potential land exchange areas to reflect changing community needs.                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 13.E. Utilize land use designations to stimulate revitalization in depressed areas, to limit and phase out incompatible uses, and to guide June Lake's future.</b>                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Policy 13.E.1.</b> Encourage infilling and/or revitalization in areas designated for development in the Area Plan.                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.E.1.a.</b> Allow higher densities and provide for mixed uses in areas suitable for commercial and retail development.                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.E.1.b.</b> Study the feasibility of revitalization activities in the Village and Down Canyon areas. The options of establishing a Zone of Benefit to fund public improvements should be studied.                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.E.1.c.</b> Apply for federal and state economic development grants when funds become available.                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 13.F. Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes.</b>                                                                           |                                                     |                                                                                                                                                                         |



| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                            |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Policy 13.F.1.</b> Utilize the building and planning permit processes to prevent new construction from encroaching into required setbacks and rights of way.                                                                                                                                                                                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.F.1.a.</b> Require applicants to identify property boundaries and surrounding geographical features, such as streams and roadway easements, on plans submitted to the County. Property boundaries should be identified either by: 1) lot survey conducted by a person authorized to practice Land Surveying in California by the State Board of Registration for Professional Engineers; or 2) positive identification of brass corners or other property line markers set by prior survey.           | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 13.F.2.</b> Continue the comprehensive code compliance program for June Lake.                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 13.F.2.a.</b> Maintain a Code Compliance position, with citation power, to enforce land use regulations and permit conditions.                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 13.F.2.b.</b> Current activities, such as the outdoor storage of equipment, building materials, and non-running motor vehicles, or other incompatible uses, shall be phased out of commercial and residential districts. These types of uses should eventually relocate to a designated industrial site within a specific plan area.                                                                                                                                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.F.2.c.</b> Investigate the feasibility of establishing a property maintenance ordinance to prohibit and phase out undesirable uses.                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 13.G. Meet the land needs of the commercial/industrial uses.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                            |                                                                                                                                                                                |
| <b>Policy 13.G.1.</b> Designate industrial site(s) of adequate size to accommodate existing & projected light industrial needs of June Lake.                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.G.1.a.</b> Implement an illegal use abatement program after an industrial site has been established.                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.G.1.b.</b> Explore the possibility of providing financial assistance to displaced industrial operations. Alternatives such as providing a one-time relocation payment or short-term low-income loans to help offset moving expenses should be explored for displaced users that can show financial need.                                                                                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.G.1.c.</b> Examine potential for locating limited light industrial areas for the storage and repair of heavy equipment (e.g., snow removal) within the Specific Plan area of West Village/Rodeo Grounds. If the studies indicate that an industrial complex would be incompatible and inconsistent with surrounding land uses, or would have significant environmental impacts, pursue a special use permit or land trade with the USFS to enable locating an industrial area in the Pine Cliff area. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.G.1.d.</b> Allow existing industrial uses to continue on USFS lands in the Pine Cliff area.                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 13.H. Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure, and circulation facilities.</b>                                                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>Policy 13.H.1.</b> Large new recreational developments shall consider indirect impacts as well as direct impacts. Besides the obvious impacts on water, sewer or other facilities, new developments must consider impacts created by increased visitation and employment.                                                                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 13.H.1.a.</b> Net employee-generating operations should meet employee housing requirements of the Community Development Element.                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 13.H.1.b.</b> The County, USFS, other government agencies, and project proponents should coordinate efforts to ensure that the indirect impacts of new development projects are addressed prior to approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 13.H.1.c.</b> Specific plans and accompanying EIRs for large development projects should address the cumulative impacts on recreational resources from increased visitation and use, and on community infrastructure including roads, housing, sewer, water, utilities, fire protection, and schools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 13.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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 13.I.1.</b> Promote the concentration of resident-oriented professional services such as financial management, real estate, law, and healthcare, and community-oriented retail outlets such as grocery stores, pharmacies, and hardware stores, in the Village.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.I.1.a.</b> Limit commercial square footage outside June Lake Village. Market studies, fiscal impact analysis and other documentation, as part of the West Village/Rodeo Grounds Specific Plan process, should demonstrate need for large-scale commercial development outside June Lake Village prior to its construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 13.I.2.</b> Promote planning studies that concentrate on reducing traffic congestion, enhancing the Village's pedestrian atmosphere and strengthening the commercial district. These planning studies should examine providing an alternative roadway paralleling SR 158 through the Village, off-street parking and pedestrian walkways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 13.J. Through the specific plan process, develop the West Village/Rodeo Grounds into a well-coordinated resort area that provides a balance of resident and visitor housing in close proximity to recreational facilities and other activity centers.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 13.J.1.</b> Development in the West Village/Rodeo Grounds should be coordinated through the specific plan process. Specific plan(s) should provide for a balance between housing and recreational/entertainment facilities, and locate intensive land uses in the least environmentally and visually sensitive areas. Infrastructure and amenities for the entire area, including sewer, water, roads, circulation, recreational facilities such as a coordinated trail system, housing mix, and the siting of commercial nodes shall be coordinated for the entire area prior to approval of any specific plans. Minor projects adjacent to existing developed areas not requiring the preparation of an Environmental Impact Report may be permitted prior to the adoption of the Specific Plan.                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.J.1.a.</b> Provide a wide range of resident and visitor housing in close proximity to recreational facilities through specific plan efforts. The overall density of the specific plan area should be limited to 10 units per acre. Through the specific plan and EIR processes, higher densities may be allowed if consistent with the general intent of the Area Plan. Resident housing may include single-family residences, townhouses, duplexes, triplexes and apartments. The specific plan area or other suitable lands should also provide employee housing for at least 25% of June Mountain's anticipated peak period workforce based upon the maximum skier capacity allowed by the USFS special use permit. Visitor housing should consist primarily of full-service hotels with meeting/conference facilities, smaller | ✓                                                   |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| inns and bed-and-breakfast establishments. Limited condominium development may also be included.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 13.J.2.</b> Develop a major commercial/recreational node across from the June Mountain Ski Area. This node may include retail outlets such as convenience stores, gift shops and sporting goods outlets oriented to visitors and residents, and other uses such as restaurants, night-time entertainment facilities such as night clubs and movie theaters. A smaller neighborhood commercial node may also be appropriate elsewhere in the specific plan area, if the need can be demonstrated and a physically suitable and compatible site can be identified in the specific plan. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.J.2.a.</b> Work with developers through the specific plan process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 13.K. Retain the Down Canyon's single-family residential character while providing for additional commercial development along SR 158 and pockets of higher-density residential uses.</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 13.K.1.</b> Retain the area's single-family residential character while allowing pockets of higher-density residential developments in areas that have good access and commercial developments, bordering SR 158.                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.K.1.a.</b> Work with USFS to obtain lands, through the special permit or land trade processes, to construct an equipment-storage yard and additional residential development.                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 13.L. Assure the protection of life and property by maintaining an adequate level of law enforcement services.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 13.L.1.</b> Maintain a level of law enforcement services commensurate with population growth and development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.L.1.a.</b> Study response times and the frequency of calls to determine the adequacy of law enforcement services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 13.L.1.b.</b> When determined necessary, require new developers to fund increased law enforcement services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>JUNE LAKE - HOUSING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Goal 14: Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.</b>                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Objective 14.A. Ensure future development projects mitigate impacts to the local housing stock.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 14.A.1.</b> Require future development projects with the potential for significant housing impacts to provide a fair share of affordable and workforce housing units; e.g., an amount sufficient to accommodate the housing demand created by the development project, as determined through a housing impact assessment or compliance with the Mono County Housing Mitigation Ordinance.                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 14.A.1.b.</b> The County shall work with proponents during the specific plan or planning permit processes to ensure compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 14.A.1.c.</b> The County shall monitor the employee housing programs to ensure compliance and adjust employee housing policies when necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 14.A.2.</b> Mono County, where feasible, shall work with developers and the June Lake community in constructing and maintaining affordable housing for residents.                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 14.A.2.a.</b> Density bonuses for affordable housing shall be applied consistent with State law (GC §65915). Where consistent with State law, projects including density bonuses shall not exceed 7.25 or 14.75 UPA in SFR or MFR, moderate-designated areas, respectively. In all other permitted areas, projects shall not exceed 26 UPA for residential units and 60 UPA for commercial lodging units.               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 14.A.2.b.</b> Units set aside for employee housing or for very-low and low-income tenants shall be excluded from project density calculations. However, projects meeting this criterion shall not exceed the allowable density of 7.25 and 14.75 UPA in SFR and MFR, and up to 26 UPA for residential units and 60 UPA for commercial lodging units in all other permitted areas subject to consistency with State law. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 14.A.2.c.</b> Employers providing employee housing should be encouraged to set affordable monthly rents.                                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 14.A.3.</b> Promote year-round housing types and housing for low- and moderate- income households.                                                                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 14.A.3.a.</b> If necessary, the County should reinstate the Housing Mitigation Ordinance that would provide housing for low- and moderate-income households.                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 14.A.3.b.</b> Where feasible, encourage USFS to amend its permittee housing policies to accommodate rental housing.                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>JUNE LAKE – COMMUNITY FACILITIES</b>                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Goal 15: Provide residents and visitors with a level of community facilities that improves the self-sufficiency of June Lake by reducing the demand on community facilities located in outlying areas.</b>                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>Objective 15.A. Promote the development of community facilities that enhance the health, welfare and safety of local residents (e.g., elementary school, healthcare facilities, child care).</b>                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Policy 15.A.1.</b> Facilities requiring large land areas, such as school sites, shall be located in designated specific plan areas or on potential National Forest exchange lands.                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.A.1.a.</b> Work with the USFS to identify suitable lands for future community facility needs such as, but not limited to, schools, a museum and equipment storage / healthcare sites.                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 15.A.2.</b> The County, in cooperation with the community and the Eastern Sierra School District, should identify and help obtain lands for future school sites.                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.A.2.a.</b> Work with USFS to reserve and/or obtain lands for elementary, high school & community college sites.                                                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 15.A.3.</b> Where feasible, encourage multiple uses of school facilities. Recreational opportunities and after-hour community meetings and classes should be considered in designing and locating school facilities.                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.A.3.a.</b> Work with the community and Special Districts in addressing the requirements for schools, community meeting facilities and recreational opportunities.                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 15.A.4.</b> Promote the development of child-care programs and after-school recreational programs for school-aged children.                                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.A.4.a.</b> Assist in the development of such programs by providing child-care providers with information and assistance in obtaining space for such purposes.                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 15.A.4.b.</b> Investigate the possibility of providing increased recreational opportunities for school-aged children, including arts and crafts; skiing, fishing or other outdoor activity lessons; and organized sports such as baseball, soccer, basketball or football.                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 15.B. Ensure that new development helps fund the expansion of community facilities. Fees or exactions should match the level of demand created by new projects.</b>                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 15.B.1.</b> Collect mitigation fees or use other appropriate measures to ensure that new development pays the associated cost of expanding community facilities.                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.B.1.a.</b> Use the planning permit process to collect fees for expanding community facilities. Exactions shall not exceed the cost of developing community facilities to the level of demand created by new projects. Fees shall be levied on a uniform basis and moneys collected for a specific purpose will be used for that purpose (CGC §53077). | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.B.1.b.</b> Use the CEQA Process to ensure proper mitigation for impacts to community facilities associated with new developments.                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 15.C. Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy).</b>                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 15.C.1.</b> Locate community-serving commercial land uses in the June Lake Village.                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 15.C.1.a.</b> Use land use designations to limit the number of community-serving facilities located outside the Village.                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 15.D. Enhance the community by using public or private funding to provide desired community facilities.</b>                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Action 15.D.1.a.</b> Investigate the feasibility of issuing bonds or implementing other revenue-producing measures such as assessment districts or bed taxes to finance desired facilities.                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>JUNE LAKE – COMMUNITY INFRASTRUCTURE</b>                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Goal 16. Plan and develop community infrastructure at a rate that ensures new demands will not overburden existing facilities, and ensure the expansion of existing facilities associated with new development does not place undue financial burdens on existing users and impacts on the environment.</b>                                                     |                                                     |                                                                                                                                                                         |
| <b>Objective 16.A. Maintain local service capabilities by ensuring that new construction service demands do not exceed the capacity of existing public facilities.</b>                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Policy 16.A.1.</b> Prohibit developments that will create excessive demand on the ability of local service providers to supply water and sewage treatment, among others, unless adequate mitigation is provided.                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 16.A.1.a.</b> Developers, as a condition of approval, shall obtain written confirmation from the June Lake PUD or other local public utility operators that adequate water supply and sewage treatment capacity exist.                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 16.A.1.b.</b> On larger projects, use the specific plan process to ensure that new developments have adequate water supplies and wastewater capacity.                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 16.A.1.c.</b> In cases where additional capacity is needed, exactions assigned by June Lake PUD for specific water and sewage projects shall be collected. These exactions will not exceed the benefits derived from construction (CGC §53077).                                                                                                          | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                     | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                     | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 16.A.1.d.</b> The County shall work with local water and sewage treatment agencies in securing state and federal grants for service improvements.                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 16.A.1.e.</b> Work with local public utility and service agencies to ensure that services such as telephone, electricity and cable television, among others, expand at a rate consistent with new service demands and take advantage of new technologies and infrastructure, such as Digital 395.         | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 6.A.2.</b> Encourage the consolidation of local service agencies to improve efficiency, to allow for flexibility in service financing, and to improve local control and accountability.                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 16.A.2.a.</b> Support LAFCO and Special District efforts to consolidate local service districts at June Lake.                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 16.B. Develop a wastewater collection and treatment system that provides for present and future needs of residents and visitors, protects the environment, and conserves potable waters.</b>                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>POLICY 16.B.1.</b> Ensure that the wastewater treatment system and trunk lines have adequate capacity to handle new developments.                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 16.B.1.a.</b> Work with the June Lake PUD to ensure that adequate wastewater treatment capacity exists, or will be available, prior to approving development.                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 16.B.1.b.</b> Work with the June Lake PUD to promote the use of water-conserving fixtures in existing and new developments to postpone expanding the existing wastewater treatment plant.                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>JUNE LAKE – COMMUNITY DESIGN</b>                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Goal 17: Maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views.</b>                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Objective 17.A. Continue to preserve and maintain June Lake's mountain village and rural character through appropriate land development regulations and practices.</b>                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 17.A.1.</b> Establish architectural guidelines that maintain and enhance the scenic qualities of June Lake. A single architectural theme shall not govern development in the Loop; rather the compatibility and scale of structures with the surrounding built and natural environments will be stressed. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.A.1.a.</b> Continue to implement/refine architectural guidelines for June Lake that apply to new construction and large-scale improvements to existing structures. Guidelines shall not apply to single-family homes in existing subdivisions (see App. 1, June Lake Loop Design Review Guidelines).   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.A.1.b.</b> Provide a compatible architectural theme in the West Village/Rodeo Grounds area through the specific plan process.                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 17.A.2.</b> Maintain diligent control over signs in order to minimize visual impacts.                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.A.2.a.</b> Use signing policies found in the countywide Design Guidelines, Scenic Overlay District, and sign regulations to control undesirable signs or other advertising along the SR 158 corridor.                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.A.2.b.</b> Implement/enforce the county Sign Ordinance (Land Use Element Ch. 07) (MCZDC, Ch. 19.35) in June Lake.                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 17.A.3.</b> Develop and implement a street-signing program that is compatible with the mountain/rural character of June Lake.                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 17.A.3.a.</b> The County shall work with the community in developing a Loop-wide street-signing program.                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.A.3.b.</b> Where appropriate, off-site roadway improvements shall include appropriate street signs.                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Objective 17.B. Emphasize the visual predominance of the natural environment<br/>By minimizing the visual impact of the built environment.</b>                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Policy 17.B.1.</b> Minimize the obstruction of views into, out of, and across major and minor visual elements of the natural environment.                                                                                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.1.a.</b> Use the June Lake Design Guidelines to evaluate visual obstruction of project proposals on major and minor features of the natural environment. Signs, building heights, and building shapes, among others, should be reviewed for consistency.                                                                                                                                                                                                         | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.B.1.b.</b> Review projects for visual competition with the natural environment. At a minimum, this should include the location, the mass shape, and the materials and colors, of signs and buildings.                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 17.B.2.</b> Protect and enhance, where feasible, scenic vistas from SR 158 and other viewing areas.                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.2.a.</b> Promote appropriate visual screening of project proposals within significant view areas of SR 158 and major and minor features of the natural environment. This may include the use of natural and built visual barriers, breaks or screens such as landforms, berms and vegetation. Visual screening along SR 158 may not be required in the June Lake Village and in the Down Canyon's roadside neighborhood commercial and commercial lodging areas. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.2.b.</b> During the planning permit or specific plan processes work with applicants to promote developments that are sensitive to the visual quality of the natural setting.                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.B.2.c.</b> Promote the use of color and material studies to aid in evaluating the visual impacts of development from SR 158 and from major and minor features of the natural environment.                                                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.B.2.d.</b> Work with Caltrans and the USFS to minimize the visual impacts of new roadway projects.                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.B.2.e.</b> Where feasible, limit the number of new intersections with SR 158 by designing individual driveways or collector streets to exit onto an arterial or other roadway prior to joining SR 158.                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.B.2.f.</b> Where feasible, work with Southern California Edison to underground, relocate or visually screen power lines and other facilities in areas of high visual quality. Lines and facilities crossing, running adjacent to or visible from SR 158 and the West Village/Rodeo Grounds should receive priority consideration.                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.2.g.</b> Where feasible, require new development to underground all new power lines (see Chapter 11 of the General Plan Land Use Element).                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.2.h.</b> Investigate the feasibility of and financing mechanisms for placing existing overhead utility lines underground.                                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.2.i.</b> Encourage consolidation of propane tanks.                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 17.B.3.</b> Minimize visual impacts of hill-slope developments.                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.3.a.</b> Promote structural designs that conform to the natural landform of hill slopes. Designs should complement the natural contours of hill slopes and not promote excessive areas of cut and fill.                                                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 17.B.3.b.</b> In cases where cut and fill is necessary, encourage developers to blend in altered areas with surrounding natural areas. Disturbed areas, except in cases where greater land alterations may occur, should be designed to resemble the steepness and vegetative character of surrounding undisturbed areas.                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.B.3.c.</b> Work with the USFS and June Mountain Ski Area to minimize the visual impact of new ski area development.                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 17.C. Promote the maximization of scenic views from commercial establishments.</b>                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 17.C.1.</b> Promote locating developments to maximize scenic views, while minimizing the effects on the surrounding environment.                                                                                                                                                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Action 17.C.1.a.</b> Review development plans for viewsheds from projects and from vantage points overlooking the proposed projects during the planning permit process.                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 17.C.1.b.</b> Where feasible, work with developers to visually screen or otherwise minimize scenic impacts of developments.                                                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 17.D. Visually link the districts of the June Lake Loop while retaining the continuity and compatibility of an individual district's visual identity.</b>                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
| <b>Policy 17.D.1.</b> Promote the use of design measures that visually enhance the Loop's character, yet provide for diversity within individual districts.                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.D.1.a.</b> Develop streetscape elements that are common in all districts, especially along SR 158. This may include the repetition of elements such as street signs, distinctive lamp posts, or vegetation that utilize similar shapes, materials, colors and styles.                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.D.1.b.</b> Utilize the Loop's generic building characteristics to facilitate continuity and compatibility between buildings located in different districts. These characteristics may include roof form, primary entries, building shapes, exterior building materials, doors and windows, and building trim.                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.D.1.c.</b> Maintain the "intimate" or pedestrian scale of June Lake's built environment in all districts.                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 17.D.2.</b> Establish the visual identity of each district.                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.D.2.a.</b> Promote the use of a variety of measures that will aid in distinguishing districts. Simple measures may include district identity signs, while more complex measures, designed to present a district theme, could include a single type of street tree, street names, particular vegetative plantings, street furniture, and lampposts, etc..                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 17.D.3.</b> Promote transitional designs in neighboring developments to maintain the identity of individual districts.                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.D.3.a.</b> During the planning, permit and specific plan processes, review site elements for transitional qualities between adjoining properties. Transitional qualities may include similar or complementary setbacks, scale, landscaping, signing, etc..                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 17.D.3.b.</b> During the planning permit and specific plan processes, review building elements for transitional qualities in relation to other buildings of the district, or immediate neighborhood. Transitional qualities should include the repetition, or inclusion, of generic building characteristics found in the area such as roof form, entries, building shapes, exterior building materials, doors and windows, and building trim, among others. | ✓                                                   |                                                                                                                                                                         |



| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>JUNE LAKE – Conservation (General)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>GOAL 18: Conserve and enhance the quality of the June Lake Loop's natural, scenic and cultural resources.</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
| <b>Objective 18.A. Protect the Loop's natural environment by guiding development in environmentally sensitive areas and by mitigating the impacts of development to the greatest extent practical.</b>                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 18.A.1.</b> Mitigate impacts or limit development to an appropriate level in environmentally and visually sensitive areas. Environmentally sensitive areas include: riparian areas, potential high groundwater table zones, wetlands, and steep hill slopes.                                                                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.A.1.a.</b> Ensure projects on lands designated for natural habitat protection or located in environmentally sensitive zones adequately consider and protect areas of high natural resource value.                                                                                                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.A.1.b.</b> Discourage, where feasible, the filling or dredging of wetlands, related springs or high-water table areas, and waterways; direct applicants to applicable regulatory agencies such as LRWQCB.                                                                                                                                                                                                                                                                                                            |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.1.c.</b> Ensure projects protect the ecosystem functions of vegetation within natural habitat protection districts and in environmentally sensitive areas.                                                                                                                                                                                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.1.d.</b> Reduce, to the extent possible, the impacts of cutting, filling, grading or excavation on the natural water regimen, vegetation stability, land form or stream morphology.                                                                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.1.e.</b> Work with local, state and federal agencies to identify environmentally sensitive areas and to develop measures for their protection. Should conflicts occur over the designation of sensitive areas, expert studies, provided by the project proponent, will be required to prove that the area in question does not qualify as an environmentally sensitive area.                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.1.f.</b> Work with state and federal lead agencies in resolving conflicts over the delineation of environmentally sensitive areas.                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.A.2.</b> Promote USFS land exchanges and/or purchases by land conservation groups of sensitive areas. Where such exchange or purchase is infeasible, guide development to protect environmentally sensitive areas.                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.2.a.</b> Use USFS land exchanges to protect environmentally sensitive private lands. Two areas, the Silver Lake Meadow and the hill-slope lands overlooking the June Lake Village, are recommended for land exchange. If trades are not possible, limited compatible development should be allowed. Larger parcels in environmentally sensitive areas would be subject to specific development controls designed to minimize impacts on sensitive areas.                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.2.b.</b> Work with land conservation groups that specialize in acquiring conservation easements, purchasing environmentally sensitive private lands and holding them as natural preserves, or eventually turning them over into public ownership.                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.2.c.</b> Work with USFS to facilitate land exchanges in the June Lake Loop involving federal lands not possessing high habitat or visual resource values. Federal lands traded into private ownership should be located near established, developing or Area Plan-designated community areas. Reverse land exchanges, or trading highly sensitive private lands for less-sensitive National Forest lands, should also receive priority consideration. Due to the limited private land available in the Loop, lands |                                                     | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| exchanged into federal ownership should be traded for developable lands in June Lake Loop, if feasible.                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>JUNE LAKE – Conservation (Stream-side Zones)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
| <b>Policy 18.A.3.</b> Protect riparian vegetation, water quality and fish habitat by minimizing encroachments into stream-side zones.                                                                                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.3.a.</b> Require applicants of projects located near or adjacent to Rush, Reversed (starting at Gull Lake), Fern, Yost, Alger and Snow creeks to show indicated creeks and/or adjacent stream-side parcels on planning permit application maps filed for County review.                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.3.b.</b> Applicants on lots near or adjacent to Rush, Reversed (starting at Gull Lake), Fern, Yost, Alger and Snow creeks will be encouraged to design facilities that do not encroach upon waterways. After demonstrating that all reasonable measures have been taken to prevent development in stream-side zones, applicants will be able to pursue setback deviations. In no case shall foundations be located closer than 20 feet from the bank of these creeks. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.3.c.</b> New subdivisions and parcel maps proposed in stream-side zones shall provide stream setbacks of 30' from the bank.                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>JUNE LAKE – Conservation (Potential High Groundwater Table Areas)</b>                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Policy 18.A.4.</b> Discretionary projects located in potential wetland areas should be reviewed by applicable regulatory agencies such as the USACE.                                                                                                                                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.4.a.</b> Projects with potential to disturb wetlands should be reviewed by applicable agencies such as the Corp prior to submitting development applications to the County                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 18.A.5.</b> Limit development intensity in identified wetland areas.                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.5.a.</b> Structures and attendant facilities shall, to the extent feasible, be located in non-wetland areas. Projects subject to discretionary permits will be encouraged to use alternative site designs such as clustering or zero lot line developments to avoid constructing on wetland areas. Variances may be obtained for height, setback, or other restrictions to promote construction on non-wetland areas.                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.5.b.</b> Limit the intensity of development in identified wetland areas and encourage designs that cause minimal physical disturbances to natural site conditions. Designs should minimize impacts on existing vegetation, soils, and drainage patterns. Disturbed areas should be revegetated prior to the issuance of a Certificate of Occupancy.                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.A.6.</b> Protect the water quality of groundwater basins by preventing the introduction of surface contaminants and minimizing changes to existing surface coverings in recharge zones.                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.6.a.</b> Projects subject to discretionary permits should be designed to minimize the alteration of lands overlying shallow groundwater tables and in recharge zones.                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.A.6.b.</b> Ensure that surface waters released from projects near areas of shallow groundwater and recharge zones meet the pollutant discharge standards of LRWQCB.                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>JUNE LAKE – Conservation (Natural Habitat Protection District)</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Objective 18.B. Protect lands identified in the natural habitat protection district and potential high groundwater table areas (MEA reference).</b>                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 18.B.1.</b> Preserve natural habitat areas by limiting development and curtailing harmful uses on identified wetland areas. Assign top priority to these lands for land exchanges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.B.1.a.</b> Prohibit the grazing of horses or other livestock on wetland areas such as the meadow and marshes in the Natural Habitat Protection District. A section of the Silver Lake Meadow is the only area falling under this designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.B.2.b.</b> Limit development in natural habitat zones to retain sensitive environments while allowing for compatible development. The extent of development in the natural habitat protection district will depend upon the amount of land within the district not covered by wetlands (non-conflict areas), and in compliance with the land use designation. Three scenarios can occur: If the entire parcel is covered by wetlands, then a maximum of 2% of the parcel may be altered; If between 1% and 3% of the parcel is covered by non-wetland areas, then the total non-wetland area and wetland area, not to exceed 3% in combination, may be altered; If more than 3% of the parcel contains non-wetland habitat, development will be limited to a maximum of 3% of the total parcel area or 15% of non-wetland areas, whichever is greater. Land alteration limits shall apply to the placement and design of structures, roads, utilities, parking, buildings, walkways, and attendant facilities. In wetland areas, these facilities must be designed and constructed to cause minimum physical disturbance to natural site conditions and be approved by the applicable agency. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.B.2.c.</b> Where feasible, locate development on lands devoid of environmentally sensitive habitats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.B.2.</b> Identify and map wetland areas according to federally approved criteria and develop appropriate mitigation measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.B.2.a.</b> Encourage USACE and LRWQCB to identify and map wetland areas contained in the natural habitat protection district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.B.2.b.</b> Pursue grants to fund a wetlands identification, mapping and mitigation study for the natural habitat protection area. Any such study should be conducted in accordance with the technical criteria, field indicators, and identification methods cooperatively established by USACE, EPA, LRWQCB, and other relevant agencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 18.C. Promote the development of local water resource to meet future domestic needs in a manner that maintains and protects the natural environment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Policy 18.C.1.</b> New water resource projects in the June Lake Loop should not impact natural resources and recreation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.1.a.</b> Coordinate efforts with the USFS and June Lake PUD to develop water supplies in an environmentally sound manner. Oppose water developments that will compromise the integrity of the Loop's recreational and environmental resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.C.2.</b> Promote the development of a diversified water system to withstand periods of drought without causing undue impacts on the environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.C.2.a.</b> Encourage the JLPUD to investigate using groundwater for domestic needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 18.C.2.b.</b> Work with the JLPUD to ensure that adequate water supplies exist to meet the water needs of the community at planned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                           | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| buildout during drought years. Require new developments in specific plan areas to develop additional water sources if needed to meet the development's water demand at buildout.                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 18.C.3.</b> Use comprehensive water management plans to guide water use, the construction of new water supply facilities and the protection of natural resources.                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.3.a.</b> Promote the development of a comprehensive water management plan by local entities that plan for the present and expected water needs in the Loop. This plan should consider the effects of upstream water diversions on Mono Lake, the visual effects of fluctuating water levels in lakes and streams, and the potential effects of future water diversions on spawning fish or other wildlife. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 18.C.4.</b> Promote water conservation to avoid or delay construction of new water facilities and to preserve the natural environment (see Conservation/Open Space Element).                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.C.4.a.</b> Work with local water agencies to develop and implement policies that promote water conservation. Policies could include measures to encourage planting of native plant species, measures to reduce water requirements of landscaping, and changes in the Building Code to require the use of water-conserving fixtures.                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.C.4.b.</b> Work with local water districts to provide residents with literature on water conservation and, if feasible, kits containing water-conserving modification devices.                                                                                                                                                                                                                               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.a.</b> Work with water and wildlife management agencies to ensure that stream diversions will not harm existing wildlife.                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.b.</b> Promote studies that establish minimum in-stream flows and lake levels. These levels must protect existing aquatic communities and associated vegetation. Coordinate efforts with local water districts and land and wildlife management agencies.                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.c.</b> Use the CEQA review process to identify mitigations and alternatives to water-diversion projects that may have significant environmental impacts.                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.d.</b> Discourage construction activities (e.g., bridges and stream realignments) that alter stream channels near fish-spawning habitat and during periods when fish are spawning or when eggs are incubating in the stream gravel.                                                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.e.</b> Discourage developments that alter the configuration or flow of minor creeks or drainage channels tributary to major creeks. Also discourage activities that increase water turbidity, sedimentation and silting of water bodies and streams.                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.f.</b> Coordinate efforts with the CDFW on projects requiring stream-alteration permits.                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.g.</b> Prohibit direct and indirect discharges of soil, debris, or other material into waterways. Indirect discharges shall be controlled by minimizing the possibility of substances washing into a water body.                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.C.5.h.</b> Construction operations requiring repeated stream crossings shall install temporary bridges                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 18.D. Protect the water quality and clarity of the June Lake Loop by reducing or eliminating sources of contamination to lakes, streams and sub-surface water supplies.</b>                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 18.D.1.</b> Minimize impacts on surface and groundwater resources by limiting erosion and uncontrolled storm water discharges.                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.D.1.a.</b> Encourage developers to incorporate erosion control measures that create a zero off-site net increase in runoff into project designs. These measures could include revegetation programs, rip-rapping, side drains, blankets or erosion nets, among others.                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.1.b.</b> Require developments, including single-family homes on soils highly susceptible to erosion or on steep slopes, to submit erosion-control plans as part of the planning permit process. Consider adopting erosion control and revegetation guidelines for single-family homes in all areas. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.1.c.</b> Work with other agencies such as the LRWQCB and June Lake PUD to ensure that erosion and drainage control measures are adequate to protect water resources.                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.D.1.d.</b> Mitigate siltation on Rush Creek and at the inlet to Silver Lake.                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.1.e.</b> County shall work with USFS to encourage June Mountain Ski Area to continue to develop/implement comprehensive erosion-control measures. These measures should strive to meet the County's zero net discharge policy.                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.1.f.</b> Utilize BMPs including, but not limited to, the Low Impact Development (LID) techniques in the Appendix of the General Plan to minimize the effects of runoff.                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 18.D.2.</b> Minimize the possibility of erosion and off-site discharge of storm waters by retaining existing vegetative cover.                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.2.a.</b> Promote the preservation of trees and other vegetation by limiting removal to areas necessary for primary access ways, building footprints and parking areas. During the planning permit process work with applicants to minimize vegetation removal.                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.2.b.</b> Timberland owners converting timberland to non-timber uses shall comply with State requirements for a Timberland Conversion Permit or an exemption.                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.D.3.</b> Limit or control development on steep slopes to minimize impacts on watersheds.                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.D.3.a.</b> Minimize development on hillsides by promoting development on flatter sections of parcels and larger minimum-lot sizes.                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.D.3.b.</b> Discourage uniform geometrically terraced building sites contrary to the natural landforms that substantially detract from the scenic and visual quality of the natural setting, and that substantially alter drainage patterns, vegetative cover, and significant wildlife habitat.       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.3.c.</b> Require geotechnical reports, provided by the project proponent, to demonstrate that the hillside is geologically stable and adequate for alteration, prior to substantially altering hillsides with slopes greater than 20%.                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Action 18.D.3.d.</b> The subdivision of any lands shall adequately consider slope conditions and comply with the standards set forth herein, or shall be prohibited.                                                                                                                                            |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.D.4.</b> Protect surface and groundwater by reducing the amounts of contaminants introduced by storm-water runoff.                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| Action 18.D.4.a. The County should work with Caltrans, LRWQCB, USFS, June Lake PUD and the community to initiate and/or facilitate programs to reduce the amounts of contaminants in storm water. Street sweeping and other litter cleanup programs should be included in this approach.                                                                                                                                                                                                                                                                            |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 18.D.5.</b> Protect the water quality of June and Gull lakes and other downstream water bodies by improving June Lake Village's drainage system and eliminating other sources of pollution.                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.5.a.</b> The County should coordinate efforts with Caltrans, the JLPUD, the USFS and the Lahontan Regional Water Quality Control Board to develop and implement a master drainage control plan for the June Lake Village. This effort should examine alternatives to control runoff into Gull and June lakes, including on-site ponding/retention and undergrounding the drainage ditch between June and Gull lakes. Project funding mechanisms such as bonds and zone-of-benefit charges, among others, also should be considered.                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.D.5.b.</b> Encourage the LRWQCB to conduct an eutrophication study on Gull Lake and, where feasible, adopt the study's recommendations.                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| JUNE LAKE – CONSERVATION (Air Quality)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| Objective 18.E. Maintain a high level of air quality that protects human health and wildlife, and prevents the degradation of scenic views.                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Policy 18.E.1.</b> Reduce automobile use by promoting the development of pedestrian-oriented villages that include convenient, centrally located off-street parking; pedestrian walkways; transit service; direct ski access; and bicycle, hiking and cross-county trails.                                                                                                                                                                                                                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.E.1.a.</b> Promote the development of trails for non-motorized modes of transit (e.g., pedestrians, cross country skiers and bicyclists). These trails should link major lodging and parking facilities with recreational and commercial centers and should be maintained year round. Bond issues, grants or development exactions, among others, could be used to fund construction.                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.E.1.b.</b> Work with the June Mountain Ski Area to develop ski-back trails from the ski area to concentrated use areas.                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 18.E.1.c.</b> Investigate the feasibility of developing an overhead lift into the Village from the Mountain. If developed, ensure the lift will: 1) operate during the summer months and complement the summer recreation attractions of the Village area; 2) minimize the visual impacts to the Village, June Lake and Gull Lake; and 3) be architecturally compatible with other village developments. If a lift proves infeasible, work with the Ski Area to develop a transit system from the Village and West Village/Rodeo Grounds to the ski area. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 18.E.1.d.</b> Promote the development of crosswalks in the Village and the June Lake Loop that enhance safety, complement the non-motorized vehicle trails, and promote the Village and Loop's pedestrian atmosphere.                                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 18.E.1.e.</b> If feasible, use the specific plan process in the Village to promote the development of facilities conducive to the pedestrian-oriented concept.                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 18.E.2.</b> Reduce emissions from solid fuel-burning appliances (see the Conservation/Open Space Element).                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                              |                                                            |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                              | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                     | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 18.E.2.a.</b> Work with GBUAPCD to sponsor public information programs regarding solid fuel-burning appliances.                                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 18.E.2.b.</b> Work with property owners and developers to utilize decorative propane, pellet stoves, or other clean-burning heat sources instead of solid fuel-burning appliances (e.g., wood stoves).                                                    |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 18.E.3.</b> Promote energy-efficient / "green" construction and retrofits, and residential and nonresidential distributed renewable energy generation.                                                                                                    |                                                            | ✓                                                                                                                                                                              |
| <b>Action 18.E.3.a.</b> At the earliest planning/design stage possible, refer applicants to the General Plan Conservation/Open Space Element for policies on energy use in new and existing buildings, and renewable energy generation.                             |                                                            | ✓                                                                                                                                                                              |
| <b>JUNE LAKE – CONSERVATION (Historical and Cultural Resources)</b>                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>Objective 18.F. Identify and preserve significant cultural and historical resources or artifacts and, where feasible, provide displays or interpretive tours (19).</b>                                                                                           |                                                            |                                                                                                                                                                                |
| <b>Policy 18.F.1.</b> Promote local protection, interpretation, and preservation of cultural resources within the June Lake Loop.                                                                                                                                   |                                                            | ✓                                                                                                                                                                              |
| <b>Action 18.F.1.a.</b> Encourage the County to support the June Lake Loop Historical Society and its effort to establish a museum.                                                                                                                                 |                                                            | ✓                                                                                                                                                                              |
| <b>JUNE LAKE – CONSERVATION (Recreation)</b>                                                                                                                                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>GOAL 19: Provide community-oriented recreational facilities and programs that meets the needs of June Lake's population.</b>                                                                                                                                     |                                                            |                                                                                                                                                                                |
| <b>Objective 19.A. Complement the wide range of outdoor recreational activities by providing traditional recreational facilities for residents</b>                                                                                                                  |                                                            |                                                                                                                                                                                |
| <b>Policy 19.A.1.</b> Provide for the recreational needs of permanent and seasonal residents.                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.a.</b> The County should promote the development of neighborhood and community parks.                                                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.b.</b> Acquire land for parks and other recreational sites through the USFS land exchange and special use procedures.                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.c.</b> The County shall pursue the development of recreational facilities and/or parks near the West Village/Rodeo Grounds Specific Plan, Down Canyon areas, Pine Cliff area, and/or other areas identified by the community.                      | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.d.</b> Consider developing a Parkland Dedication Ordinance pursuant to Government Code Section 66477(b).                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.e.</b> Through the specific plan process, the County should provide incentives for developers to dedicate areas for parks and plan for their development.                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.f.</b> The County should pursue federal, state, nonprofit, and other funds and partnerships for the acquisition, construction and maintenance of parks or other recreational facilities.                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 19.A.1.g.</b> Continue to support the June Lake Trails Committee and Citizens Advisory Committee (CAC) in community-based trails planning and development, including further development, refinement and implementation of the 2003 June Lake Trail Plan. | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 19.A.2.</b> Continue to work with developers to provide publicly accessible indoor recreational facilities for activities such as racquet sports,                                                                                                         | ✓                                                          |                                                                                                                                                                                |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                          | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| basketball, volleyball, aerobics, swimming, and ice skating, and outdoor activities such as photography, fly fishing, natural sciences, astronomy, and others.                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Action 19.A.2.a.</b> Work with developers during the specific plan process to promote the construction of recreational facilities, and/or contribute to the ongoing maintenance and operations of existing facilities.                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.A.2.b.</b> When available, the County should pursue grants to help construct, maintain, and/or improve community indoor recreational facilities.                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 19.B. Ensure that community recreation facilities and programs continue providing the services for which they were designed.</b>                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 19.B.1.</b> Improve and maintain community recreation facilities and recreation programs on a regular basis.                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.B.1.a.</b> Maintain existing facilities as a high priority, and program ongoing maintenance and operating costs into the development of new facilities.                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.B.1.b.</b> The County shall work with the community, other agencies and developers to maintain and improve park sites.                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.B.1.c.</b> The County shall work with the community or other groups to operate and maintain parks. This program should include public education and neighborhood-watch programs to minimize vandalism and litter. In addition, cooperative efforts should be used to establish pilot recreational programs. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 19.B.2.</b> The County shall periodically review the recreational needs of the community and amend the Area Plan accordingly.                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.B.2.a.</b> The June Lake CAC or other community body shall work with the County to study and adjust, if necessary, recreational planning policies to reflect the needs of the community.                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 19.C. Locate and design community parks to minimize their effects on surrounding land uses.</b>                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Policy 19.C.1.</b> Minimize incompatibilities between recreational uses and surrounding neighboring uses.                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.C.1.a.</b> Provide adequate buffer zones around community parks to mitigate impacts such as noise on surrounding uses.                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 19.C.1.b.</b> Minimize the use of outdoor lights and ensure compliance with the Dark Sky Regulations.                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 19.C.1.c.</b> Design parks to have adequate view corridors to provide an unobstructed view of the park site and facilitate public safety and compliance with park regulations.                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 19.C.2.</b> Locate and design parks to serve neighborhoods and the entire community.                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.C.2.a.</b> Parks should be centrally located to strategically serve areas within a half-mile radius for neighborhood-scaled parks and two-miles for community-scaled parks.                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.C.2.b.</b> Access should be off SR 158 or other major roadways, ample parking should be available, and the site should be accessible by foot, bike, and automobile.                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 19.C.2.c.</b> Scenic views, existing vegetation, and waterways should be utilized to enhance the park while minimizing environmental impacts.                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |



| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>JUNE LAKE – CONSERVATION (Tourism)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>GOAL 20: Expand and strengthen June Lake's tourist-oriented economy by stimulating the development of year-round recreational facilities and attracting and retaining a diversity of businesses, while protecting June Lake's scenic and natural resource values, and unique character.</b>                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |
| <b>Objective 20.A. Expand and diversify June Lake's tourist base to provide for the year-round needs of multiple user groups, while maintaining the Loop's character and protecting its scenic resources.</b>                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 20.A.1.</b> The June Lake community should work with the USFS, June Mountain, Mono County Tourism Commission, June Lake Historical Society, June Lake Chamber of Commerce, and others in a joint effort to operate a Visitor Center in the Village or other appropriate location, and promote the June Lake Loop.                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.1.a.</b> Further develop and promote the existing Scenic Byway kiosk as a focal point through ongoing Byway Planning.                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.1.b.</b> The existing Scenic Byway kiosk should be better utilized, and local volunteers should continue to assist in staffing it and potentially providing programs.                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.1.c.</b> Continue to explore opportunities for a permanent Visitor Center, potentially combined with a historic museum. The center should serve as a Mecca for tourist activity and as a promotional center for the June Lake Loop. The USFS could provide interpretive tours and campfire activities, while June Lake merchants could use the center to distribute literature on the various lodging, dining, and recreational opportunities.                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.1.d.</b> The community should work with the USFS to promote the June Lake Loop at nearby visitor centers, such as the Mono Basin Scenic Visitor Center in Lee Vining and the Mammoth Lakes Welcome Center.                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.A.2.</b> Encourage public recreational use of lakes and creeks that is compatible with the environmental sensitivity of those areas. Consider adjusting public use if increased access causes undue environmental impacts.                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.2.a.</b> The County should work with the USFS to continue to improve the shoreline and stream-bank access along roadside lakes and streams along the June Lake Loop. Access to water bodies should emphasize foot or non-motorized vehicle trails over direct automobile access. Parking areas should be provided near water bodies, but trails should provide shoreline access. Trails should also link with day-parking facilities, campgrounds and other population centers to reduce the need for automobile use. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 20.A.2.b.</b> Encourage and promote backcountry recreation experiences accessible from the June Lake Loop, including fishing, backpacking, horseback riding, and access to Yosemite National Park.                                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.2.c.</b> Encourage the CDFW to improve the overall quality and potential of the Loop's recreational fishery.                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.2.d.</b> Protect and enhance fish-spawning habitat within June Lake Loop waters.                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.2.e.</b> Cooperate with government and private agencies to inventory the Loop's potential for stream and lake rehabilitation projects. Potential areas could include Parker, Walker and Lower Rush creeks, and siltation of Silver Lake. Once identified, the County and June Lake Public                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                   | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| Utility District in conjunction with local, state or national fishing organizations and/or other community groups should apply for grant moneys to carry out the projects.                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Action 20.A.2.f.</b> Maintain or increase fish stocking efforts in the June Lake Loop.                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.A.3.</b> Provide a balance of recreational opportunities to ensure full utilization of the Loop's recreational resources, expanded user group participation, and a complementary mix of recreational activities.                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.3.a.</b> Promote diversified recreational experiences by encouraging activities beyond fishing and hiking, such as backpacking, camping, swimming, picnicking, bicycling, interpretive nature study, outdoor arts, special events and festivals. The County, June Lake community, and USFS should cooperate in developing these activities.                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.3.b.</b> Work with the USFS to help identify suitable locations for future drive-in and walk-in campgrounds.                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.3.c.</b> Provide for increased water sports activities on Grant Lake (e.g., water-skiing) by amending the boating speed limit that prohibits water-skiing before 10 a.m.                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.3.d.</b> Outdoor recreation/education programs should utilize the June Lake Loop's natural and scenic resources by focusing on, to the extent practical, the Loop's unique attributes such as its lakes and streams, hiking trails, scenic beauty, and skiing opportunities, among others. New recreational activities should provide experiences not found in metropolitan areas. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.A.4.</b> Provide full winter-time utilization of the June Lake Loop by providing adequate downhill skiing capacity, expanded cross country ski touring opportunities, ice skating and ice games, snowplay areas, and snowmobile staging areas.                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.4.a.</b> Support continued operation of the June Mountain Ski Area and future improvements or expansions, including year-round programming and use such as hiking.                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.4.b.</b> Promote the development of snowmobiling and cross country ski trails in the June Lake Planning Area. Work with the USFS, Caltrans and the community to develop cross country skiing parking and staging facilities along SR 158 and US 395.                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.4.c.</b> Work with the USFS and other entities to identify suitable snowplay areas.                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.4.d.</b> Where feasible, design common open-space areas in new developments and neighborhood parks to accommodate snowplay and/or ice skating during winter months.                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.A.5.</b> Reduce recreational user conflicts by dispersing competing recreational activities; where prudent and feasible, expanding existing facilities or constructing new ones.                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.A.5.a.</b> Provide for snowmobiling in areas outside June Lake Loop (for example, Bald Mountain Lookout area), with staging in the Loop, and in areas not used for cross country skiing (e.g., the Obsidian Dome/Glass Creek area has been designated a cross country ski area).                                                                                                     | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                             |                                                            |                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                    | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 20.A.5.b.</b> Limit equestrian trail use to the Rush Creek, Silver Lake and Grant Lake areas due to the incompatibility of equestrian use with hiking and bicycle trails and the limited widths of available trails.                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.A.5.c.</b> Provide for off-highway vehicle use in appropriate areas outside the June Lake Loop.                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 20.A.6.</b> Coordinate recreational planning efforts with the USFS, the LADWP, and private landowners in the June Lake Planning Area to most efficiently utilize resources.                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 20.A.6.a.</b> Work with the Inyo National Forest to reflect June Lake Area Plan policies in the Forest Plan update.                                                                                                                                                      |                                                            | ✓                                                                                                                                                                              |
| <b>Action 20.A.6.b.</b> Support an expansion of the USFS' "concentrated recreation area" (or similar) designation in the Lower Rush Creek watershed between Grant and Mono lakes.                                                                                                  | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 20.A.6.c.</b> Work with developers, through the specific plan process, to address the recreational needs of local residents and visitors.                                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 20.A.7.</b> Avoid conflicts between recreational activities and other competing uses.                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.A.7.a.</b> Work with USFS, LADWP, and other private landowners through USFS' Coordinated Resources Planning Process to help resolve conflicts between grazing and recreational activities.                                                                            |                                                            | ✓                                                                                                                                                                              |
| <b>Action 20.A.7.b.</b> Support SWRCB management and restoration plans, and orders requiring flows and lake levels, related to the Mono Basin.                                                                                                                                     |                                                            | ✓                                                                                                                                                                              |
| <b>Objective 20.B. Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.</b>                                                                             |                                                            |                                                                                                                                                                                |
| <b>Policy 20.B.1.</b> Promote the development of an active program that attracts businesses or helps identify types of businesses that could be successful.                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.B.1.a.</b> Develop an economic development plan.                                                                                                                                                                                                                      | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.B.1.b.</b> As part of an economic development plan, develop a program that helps attract needed community-oriented businesses. Cooperatives and other ventures could be examined as potential solutions.                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.B.1.c.</b> Coordinate activities with government agencies and community groups to attract commercial/film companies into the June Lake Loop.                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 20.B.2.</b> Develop programs that promote local business interests.                                                                                                                                                                                                      | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.B.2.a.</b> Encourage employers to hire local residents.                                                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.B.2.b.</b> Explore mechanisms to prioritize the leasing or purchase of new or existing commercial properties by June Lake residents or present business owners in the Loop first.                                                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 20.C. Enhance the tourist/recreational orientation of June Lake by developing entertainment/recreational facilities to complement existing daytime recreational uses and to entice visitors to stay longer on the Loop.</b>                                           |                                                            |                                                                                                                                                                                |
| <b>Policy 20.C.1.</b> Promote the development of nighttime recreational opportunities such as restaurants and bars, dancing, movie or fine arts theaters in commercial areas located in West Village/Rodeo Grounds and June Lake Village.                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 20.C.1.a.</b> The County, through the Specific Plan and Planning Permit processes, should work with developers to locate nighttime recreational opportunities near visitor accommodations to discourage the use of automobiles and to reduce impacts on local residents. | ✓                                                          |                                                                                                                                                                                |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                           | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 20.C.2.</b> Encourage larger-scale tourist/commercial development to provide for convention and meeting facilities.                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.C.2.a.</b> If feasible, promote the development of such facilities in commercial development(s) of sufficient size in the Village area and as a component of the Specific Plan for West Village/Rodeo Grounds.                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.C.3.</b> Recreational facilities that can serve numerous user groups or provide alternatives to automobile transportation should be provided, where feasible.                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.C.3.a.</b> Support and continue developing a comprehensive trail system plan.                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.C.3.b.</b> Pursue a Loop-wide trail system for pedestrians or cyclists in the summer and cross country skiers in the winter to connect the various population centers and, where feasible, improve shoreline access to lakes and streams.                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.C.3.c.</b> Collaborate with applicable agencies to design the trail system. Representatives could include the USFS, Caltrans, Mono County, SCE, and the community.                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 20.C.3.d.</b> Pursue various funding options and partnerships to construct and maintain trail projects.                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.C.3.e.</b> Ensure trail projects include a maintenance program and funding source.                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 20.D. Increase visitation to June Lake.</b>                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
| <b>Policy 20.D.1.</b> Develop events, educational programs, and festivals for tourists and local residents that promote the uniqueness of the area and enhance the economy.                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.D.1.a.</b> Encourage the County, local organizations and other agencies to work together to develop events and festivals.                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.D.2.</b> Develop programs for tourists that focus on the community of June Lake and the many recreational and scenic attributes of the June Lake Loop.                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.D.2.a.</b> Promote the designation of SR 158 as a state Scenic Highway. Follow through on the Caltrans Scenic Highway guidelines, which call for the creation and implementation of design guidelines for visually significant features along SR 1520.                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 20.D.2.b.</b> Work with Caltrans to develop roadside turnout/scenic lookout points along SR 158, and rehabilitate existing locations such as Oh! Ridge.                                                                                                                         | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 20.D.2.c.</b> Provide self-guided interpretive tours of the June Lake Loop along SR 1520. These tours would function as extensions of the existing scenic lookouts by providing information on local history, geology, archaeology, wildlife and their habitats, and landmarks. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.D.2.d.</b> Promote the development of programs or activities that encourage visitors to stop in June Lake Loop.                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.D.3.</b> Enhance and promote the character of June Lake and its commercial establishments.                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.D.3.a.</b> Encourage the local Chamber of Commerce or other groups to develop and distribute information promoting June Lake using the latest technology and social media.                                                                                                   | ✓                                                   |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 20.D.3.b.</b> Encourage employers, the Chamber of Commerce or other groups, to develop and implement a public relations and service training program for employees.                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.D.3.c.</b> Encourage business and community cooperation in the development of attractive and visually compatible commercial districts.                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 20.F. Promote June Lake Loop's visual resources.</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 20.F.1.</b> Visual resources should be considered when developing recreational uses and design standards.                                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.F.1.a.</b> Work with applicable agencies to manage water levels consistent with SWRCB orders and plans.                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.F.2.</b> Avoid timber harvesting and mining on USFS land where scenic and recreational values would be impaired.                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.F.2.a.</b> Ensure the Inyo Forest Plan update continues to limit timber harvesting and mining to areas outside the June Lake Loop and designated ski areas.                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 20.F.3.</b> Promote the recreational and scenic values of the June Lake Loop by encouraging photography, painting, creative landscaping, and sculpture.                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.F.3.a.</b> Encourage the Mono County Arts Council to plan activities and conduct classes in June Lake.                                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.F.3.b.</b> The County should encourage proponents of art galleries and studios to locate in the June Lake Loop.                                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 20.F.3.c.</b> Work with Cerro Coso Community College or other entities to offer classes on art or photography in the June Lake Loop.                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>JUNE LAKE – Other Elements</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>SAFETY:</b> The June Lake Area Plan Safety Element was relevant to the entire county and has been expanded to supplement the county General Plan Safety Element. For policies and standards relating to safety issues, please see the General Plan Safety Element and County Hazard Mitigation Plan.                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>CIRCULATION:</b> The June Lake Area Plan Circulation Element has been integrated into the Mono County Local Transportation Commission's Regional Transportation Plan (RTP) to ensure mobility policy consistency throughout the county and eligibility for funding by transportation dollars. The RTP also forms part of the Mono County General Plan Circulation Element, and either document may be referenced for June Lake policies. |                                                     |                                                                                                                                                                         |
| <b>SOLID WASTE:</b> Solid Waste policies in the June Lake Area Plan were relevant to the entire county and have been integrated into the county Integrated Waste Management Plan, with relevant supporting policies in the Land Use and Conservation/Open Space elements of the General Plan.                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>CULTURAL RESOURCES:</b> The majority of cultural resource policies were relevant to the entire county and have been integrated into the cultural resources section of the county General Plan Conservation/Open Space Element.                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>MAMMOTH VICINITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>GOAL 21: Maintain and enhance the scenic, recreational, and environmental integrity of the Mammoth vicinity.</b>                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Objective 21.A. Maintain and enhance scenic resources in the Mammoth vicinity.</b>                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |
| <b>Policy 21.A.1.</b> Future development activity in the Mammoth vicinity shall avoid potential significant visual impacts or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 21.A.1.a.</b> Future development projects with potential to have a substantial, demonstrable negative aesthetic effect shall provide a visual                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| impact analysis prior to project approval. (Examples of a substantial, demonstrable negative aesthetic effect include reflective materials; excessive height and/or bulk; standardized designs for specific commercial activities that are not in harmony with the community atmosphere; and architectural designs and features that are incongruous to the community or area and/or that significantly detract from the natural attractiveness of the community or its surroundings.) The analysis shall: be funded by the applicant; be prepared by a qualified person under the direction of Mono County; assess the visual environment in the general project vicinity; provide visual renderings and/or mock-ups, or comparable descriptions of the impacts of the proposed development upon views and scenic qualities within the project site and on surrounding areas; and recommend project alternatives or measures to avoid or mitigate visual impacts. Mitigations shall be included in project plans & specifications and shall be made a condition of approval for the project. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 21.A.2.</b> Future development shall be sited and designed in a manner that preserves the scenic vistas presently viewed from US 395.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.A.2.a.</b> Comply with Scenic Combining designations along US 395 in order to minimize the impacts of development in the US 395 viewshed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.A.2.b.</b> Continue to enforce the designation of "Open Space" for LADWP lands in order to protect the scenic resources on those lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.A.2.c.</b> Continue to enforce the visual resource policies in the Mammoth Yosemite Airport Land Use Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.A.2.d.</b> Require any expansion of existing visually offensive land uses within the US 395 viewshed to be adequately landscaped or otherwise screened.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 21.A.3.</b> Restore visually degraded areas when possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 21.A.3.a.</b> Work with agencies and organizations owning or managing existing uses in the US 395 viewshed to mitigate the adverse visual impacts of those uses; e.g., by painting, landscaping, or otherwise screening the use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.A.3.b.</b> Investigate the potential of relocating existing visually incompatible uses in the US 395 viewshed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.A.3.c.</b> In conformance with the Mammoth Yosemite Airport Land Use Plan, promote reclamation of existing quarry sites, including surface restoration and revegetation, following exhaustion of the mineral resource.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 21.A.4.</b> Coordinate scenic resource policies in the Mammoth vicinity with USFS and BLM visual policies and objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 21.A.4.a.</b> Work with USFS and BLM on development projects on their lands to ensure that potential adverse visual impacts are fully mitigated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 21.B. Provide for the land use needs of both the incorporated and unincorporated areas.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
| <b>Policy 21.B.1.</b> Contain growth in and adjacent to existing developed areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.B.1.a.</b> Prohibit subdivisions into five lots or more in the unincorporated area of the Mammoth vicinity, except in areas designated for specific plans; minor parcel maps of four lots or fewer may be considered if consistent with Mammoth vicinity policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                              | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 21.B.1.b.</b> Support exchange of federal lands into the private sector for community expansion only if it can be demonstrated that there is a need for such expansion, that the community infrastructure can support the expansion, and that potential significant environmental effects can be avoided or mitigated.                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 21.B.1.c.</b> Work with the Town of Mammoth Lakes to address regional housing needs.                                                                                                                                                                                                                                                               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 21.B.2.</b> Provide for industrial land use needs.                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.B.2.a.</b> Amend the Yosemite Lakes Airport Land Use Plan to allow only resource extraction uses at the existing quarry on private land within the planning area and recommend the same policy for other existing quarries in the planning area.                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.B.2.b.</b> Work with the Town of Mammoth Lakes to identify and designate an appropriate site for land-intensive industrial uses within the Town's sphere of influence boundary.                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 21.B.3.</b> Future development projects shall avoid potential significant environmental impacts or mitigate impacts to a level of non-significance, unless a statement of overriding concerns is made through the EIR process.                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.B.3.a.</b> Future development projects with the potential to have significant environmental impacts shall assess the impact(s) and recommend project alternatives and/or mitigation measures prior to project approval, in the manner required by General Plan policies.                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 21.B.4.</b> Provide additional regional recreational facilities.                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.B.4.a.</b> Continue expanding the existing recreational facilities at Whitmore as warranted and feasible.                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |
| <b>Action 21.B.4.b.</b> Develop additional interpretive sites in the area, such as the proposed geothermal interpretive center, as funding becomes available.                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 21.B.5.</b> Encourage the continued use of Hot Creek and the Upper Owens River for fishing purposes.                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Action 21.B.5.a.</b> Development plans for these areas shall preserve the integrity of the fishery. Implement the policies in this Element that pertain to the Upper Owens River.                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.B.5.b.</b> Development within the Hot Creek Buffer Zone shall require a finding that all identified environmental impacts of the project are reduced to less-than-significant levels by permit conditions.                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 21.C. Preserve and enhance natural resources in the Mammoth vicinity.</b>                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |
| <b>Policy 21.C.1.</b> Maintain or enhance the integrity of key wildlife habitat in the area. Examples include but are not limited to: key winter ranges, holding areas, migration routes, and fawning areas for mule deer; leks, and winter and summer range for sage grouse; and waterfowl habitat at Crowley Lake, Laurel Pond, and along the Owens River. |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 21.C.2.</b> Maintain or enhance the integrity of fisheries in the planning area.                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.C.2.a.</b> Support the trout enhancement by the CDFW for the Mammoth area.                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 21.C.2.b.</b> Manage riparian areas to maintain high-quality habitat for fish, especially in threatened and endangered species waters, wild trout waters, and the meadow reaches of streams.                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                  | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                  | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 21.C.3.</b> Preserve, maintain and enhance surface and groundwater resources in the planning area.                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.C.3.a.</b> Require projects that could adversely impact water resources, including down-gradient water resources, to avoid or mitigate effects to a point where no significant effects would occur.                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.C.3.b.</b> Work with the appropriate agencies to develop and implement a comprehensive management plan for Crowley Lake and the downstream areas of the aqueduct system. The management plan should ensure that the aqueduct system is managed in a manner that protects the ecological values of the Long Valley and the downstream areas of the aqueduct system.                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.C.3.c.</b> Develop a Special Area Management Plan in cooperation with the USACE for wetlands in Long Valley.                                                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 21.C.4.</b> Regulate geothermal and mining and reclamation activities in the Mammoth vicinity in a manner that retains the scenic, recreational, and environmental integrity of the Mammoth vicinity.                                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 21.C.4.a.</b> All geothermal, mining and reclamation activities shall comply with the policies of the county's Conservation/Open Space Element and the county's Reclamation Ordinance.                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 21.C.4.b.</b> Geothermal and mineral extraction activities shall be allowed only in areas designated Resource Extraction; exploratory activities shall be allowed only in areas designated Resource Management, Open Space, or Agriculture.                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 21.C.5.</b> Plan for the timely closure of Benton Crossing landfill, and the mitigation of wildlife impacts during operation and after closure.                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 21.C.5.a.</b> Work with the appropriate agencies to develop and implement a raven mitigation plan for the landfill to protect sage-grouse populations.                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>UPPER OWENS RIVER</b>                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>GOAL 22: Retain the existing rural character and environmental resources of the Upper Owens Area.</b>                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Objective 22.A. Protect the unique natural setting, ecology, riparian corridor and fishery, wildlife, recreational and agricultural resources of the Upper Owens by limiting the types and intensity of development in the area.</b>                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Policy 22.A.1.</b> Limit development in the area to guest and family ranches, related commercial uses, agricultural uses and support residential uses.                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.1.a.</b> In this Element, assign and designate the privately owned property of the Upper Owens area as Agriculture.                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.1.b.</b> Require the preparation of a specific plan for projects of more than 30 units. Such projects shall provide a fiscal impact analysis that assesses the impacts of the project on local service agencies, and a market study that analyzes the market demand for such a development.                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.1.c.</b> A use permit shall be required for seasonal residential, guest ranch or support residential development that exceeds four units per parcel. Projects proposing several units constructed over a period of time may apply for a single use permit. Certain uses, such as employee housing, and the replacement of existing units may be exempted from these requirements. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 22.A.2.</b> Limit winter residential occupancy to that which is associated with minimum security, maintenance, and occasional visitation.                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |



**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 22.A.2.a.</b> New residential development for permanent residents, unless associated with existing guest ranches or agricultural operations, shall not be permitted. Development proposed to provide housing for the resort/ranch owners, guests, managers, and employees may be permitted. Existing housing units may be replaced at the same location with no additional restrictions.                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.2.b.</b> Maintain the current practice of limited winter road plowing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 22.A.3.</b> Restrict development in a manner that preserves the environmental quality of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.3.a.</b> Based upon existing resource information, estimate thresholds for maintaining the area's environmental quality; thresholds should address air quality, viewsheds, water quality, noise environment, traffic, and wildlife habitats. The type and intensity of permitted development should not exceed the estimated thresholds. Development projects proposed prior to the establishment of these thresholds should address these issues in project environmental assessments.                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.3.b.</b> Development projects that may have significant environmental impacts shall assess potential impact(s), determine if they exceed estimated environmental thresholds, and recommend project alternatives and/or mitigation measures prior to project approval, in the manner required by General Plan policies and CEQA.                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.3.c.</b> Development projects shall avoid potential significant environmental impacts or mitigate impacts to a level of non-significance, unless benefits of the proposed project outweigh unavoidable adverse environmental effects, and a statement of overriding considerations is made through the EIR process.                                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.3.d.</b> Future development shall be sited and designed to avoid disturbing the scenic quality of the area. Use of bright colors and reflective materials shall be avoided, except when compatible with existing historical architecture, and buildings should utilize natural screening, such as topographic features and vegetative cover, to avoid detracting from open vistas. Construction in open meadow areas and on ridgelines should be avoided. Buildings shall be low profile, and in no instance exceed 35 feet in height. Utility lines shall be installed underground where environmentally feasible. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 22.A.4.</b> Facilitate input from area residents on local planning issues.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 22.A.4.a.</b> Establish an Upper Owens Planning Advisory Committee consisting of area landowners to review and comment on planning and environmental projects having the potential to impact the area.                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 22.B. Protect the water resources of the Upper Owens Area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 22.B.1.</b> Ensure that direct and indirect impacts of development projects on the water resources of the Upper Owens Area are avoided or mitigated to a point where clearly no significant effects would occur.                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 22.B.1.a.</b> Oppose development of a fish hatchery at Big Springs, unless it can be demonstrated that there will clearly be no significant adverse effects on the area's water and fishery resources.                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 22.B.1.b.</b> Oppose water transfer projects that could affect the Upper Owens Watershed – such as the development of the Dry Creek Wellfield – unless it is demonstrated that there will clearly be no significant adverse effects on the area's water resources.                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Action 22.B.1.c.</b> Require development projects subject to CEQA to set back 50' from the top of the bank of natural waterways, and to comply with other stream, riparian and wetland area setback requirements of federal /state agencies.                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 22.B.1.d.</b> Request that potential impacts from development projects subject to CEQA to the Upper Owens River be thoroughly considered in applicable environmental studies.                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 22.B.1.e.</b> Require development projects subject to CEQA with the potential to impact the water resources of the Upper Owens area to conduct long-term water monitoring programs in order to ensure the maintenance of the area's water quality and quantity.                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 22.B.2.</b> Preserve the Upper Owens River water resources and riparian corridor.                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 22.B.2.a.</b> Work with local landowners to develop coordinated strategies for preserving the Upper Owens River corridor, including the riparian corridor, downstream to Crowley Lake. All reasonable stream preservation options and techniques – such as conservation easements, transfer of development rights, fencing, enhancement of water quality, and the sale of sensitive land to conservation organizations – may be considered. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 22.B.2.b.</b> Promote sound grazing management in accordance with Conservation/Open Space Element, Agriculture/Grazing/Timber policies, Goal I, Objective C.                                                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 22.C. Promote the continuation of agricultural uses that are compatible With the rural recreational and open space values of the area.</b>                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Policy 22.C.1.</b> Allow for the continuation and reasonable expansion of agricultural uses, including grazing in a manner consistent with the environmental and recreational values of the area.                                                                                                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 22.C.1.a.</b> Designate lands used for agricultural purposes as "Agriculture" to ensure consistency with the General Plan.                                                                                                                                                                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 22.C.1.b.</b> Require new construction to be sited in a manner that avoids interference with existing ranching operations and livestock and wildlife movement.                                                                                                                                                                                                                                                                              | ✓                                                   | ✓                                                                                                                                                                       |
| <b>LONG VALLEY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
| <b>GOAL 23: Maintain the rural residential character of the Long Valley communities (i.e., Long Valley, McGee Creek, Crowley Lake/Hilton Creek, Aspen Springs, Sunny Slopes) in a manner that provides for commercial uses to serve community needs, and protects the area's visual, recreational, and natural resources.</b>                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Objective 23.A. Provide appropriate public infrastructure and service capability expansion to support development, public safety, and quality of life.</b>                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Policy 23.A.1.</b> Prioritize maintenance and improvement of existing County facilities before building new facilities.                                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 23.A.2.</b> Future development should coincide with infrastructure and service capability and expansion.                                                                                                                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                            | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 23.A.2.a.</b> Require development projects to obtain "will-serve" letters from applicable service agencies.                                                                                                                                                                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.2.b.</b> Evaluate the cumulative impact of all new development on public services, public facilities and the environment.                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.2.c.</b> For areas not served by a water system, future development projects shall be required to demonstrate, prior to permit issuance, that sufficient water exists to serve both domestic and fire flow needs of the development and that use of that water will not deplete or degrade water supplies on adjacent properties, or adversely impact water supplies for natural resources. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 23.A.3.</b> Support improvements to local service infrastructure such as water, sewer, telecommunications, and electricity.                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 23.A.3.a.</b> Study the feasibility and desirability of consolidating services, consistent with LAFCO recommendations in the Long Valley area.                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.3.b.</b> Study the feasibility and desirability of developing a community water system for the Crowley Lake/Hilton Creek area.                                                                                                                                                                                                                                                              | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 23.A.3.c.</b> Work with the community and the Long Valley Fire Protection District to assess the feasibility and local support for a satellite fire station in the Sunny Slopes area.                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 23.A.4.</b> Coordinate closely with County Service Area 1 in programming capital improvements and facilitating community input.                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.4.a.</b> Participate in the development of the County Service Area 1 10-year plan via the Long Valley RPAC .                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.4.b.</b> Periodically review and assist in updating and implementing the County Service Area 1 10-year plan.                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 23.A.5.</b> Support the expansion and promotion of recycling programs, and encourage the inclusion of recycling services in new development and local businesses.                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.5.a.</b> Inventory existing recycling opportunities and identify opportunities where recycling programs could be expanded.                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.5.b.</b> Ensure ongoing compliance with the California Building Code requirements for diverting construction wastes from landfills and using recycled construction material for all projects.                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.A.5.c.</b> Coordinate County programs with local businesses to expand recycling services.                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 23.B. Maintain, protect and enhance the quality and livability of community areas.</b>                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 23.B.1.</b> Preserve and enhance existing single-family residential uses.                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.B.1.a.</b> Future residential development in community areas shall have a minimum lot size of 15,000 sf. except for areas adjacent to existing development with lot sizes of 7,500-10,000 sf, where the minimum lot size may be 10,000 sf if individual septic disposal systems are not required.                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.B.1.b.</b> Provide adequate private open space in all residential areas and developments.                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.B.1.c.</b> Require higher-density residential development to be compatible with the surrounding area and to provide sufficient open space.                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 23.B.2.</b> A mix of land uses (e.g., commercial and residential) may be allowed provided they do not adversely affect the rural residential character of the surrounding area.                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                        | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 23.B.2.a.</b> Require adequate buffering (e.g., landscaping, physical barriers) to protect residential areas from non-residential, incompatible land uses.                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.B.2.b.</b> Encourage the development of higher-density development within walking distance of the commercial area in Crowley Lake/Hilton Creek.                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 23.C. Provide for commercial development that supplies the local community with convenient and necessary goods and services.</b>                                                                                                          |                                                            |                                                                                                                                                                                |
| <b>Policy 23.C.1.</b> Provide adequate land for existing and future commercial needs.                                                                                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.C.1.a</b> Designate a sufficient amount of land to accommodate tourist and community commercial needs.                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.C.1.b.</b> Cluster commercial development near the Crowley Lake Community Center in order to create a commercial core area ("village center").                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 23.C.2.</b> Promote improvements in community commercial areas to increase their attractiveness and to rejuvenate existing commercial uses.                                                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.C.2.a.</b> Commercial development should follow county Design Guidelines and comply with the applicable development standards.                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 23.C.3.</b> Encourage the development of professional uses (e.g., clinic, doctor's office, law office, day care) and other small-scale commercial services to provide for the needs of residents.                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 23.C.4.</b> Support the continuation of home occupations.                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 23.C.5.</b> Promote communication infrastructure that supports commercial uses and expands home-based business opportunities.                                                                                                                | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.C.5.a.</b> Support the efforts of Digital 395 to improve the availability of broadband.                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.C.5.b.</b> Encourage Internet service providers to bring high-speed Internet into the area by pursuing available funding opportunities.                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.C.5.c.</b> Consistent with the Mono County Communications Chapter, when feasible, incorporate conduit into the design phase of applicable projects for future communications infrastructure uses.                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 23.D. Provide for light industrial uses that supply the community with convenient and necessary services (e.g., material and equipment storage, wood lots, automotive repair).</b>                                                        |                                                            |                                                                                                                                                                                |
| <b>Policy 23.D.1.</b> Permit development of clean small-scale light industrial uses that provide local year-round employment, serve local needs tending to make the area industrially self-sufficient, and are environmentally compatible to the area. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.D.1.a.</b> Designate a sufficient amount of land to accommodate light industrial needs.                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Action 23.D.1.b.</b> Pursue the acquisition of suitable public land for the remote placement of incompatible industrial uses                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 23.E. Provide for recreational and open space uses in and around the Long Valley planning area.</b>                                                                                                                                       |                                                            |                                                                                                                                                                                |
| <b>Policy 23.E.1.</b> Ensure preservation of open space in the planning area.                                                                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 23.E.1.a.</b> Require in-filling of areas designated for residential, commercial, and industrial uses prior to allowing conversion of agricultural land or public open space.                                                                |                                                            | ✓                                                                                                                                                                              |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 23.E.1.b.</b> Designate lands owned by the LADWP for open space or public facilities use (e.g., fire station).                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 23.E.2.</b> Discourage the extension of public and private facilities, especially roads, into open space or agricultural land.                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 23.E.3.</b> Maintain and increase recreational uses and activities in all seasons.                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.a.</b> Support increased all-season recreational use of Long Valley.                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.b.</b> Consider feasibility and desirability of a regional trail network, including a multi-use trail from Long Valley to Mammoth Lakes and around Crowley Lake.                                                                                                                                                                                                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.c.</b> Explore and identify potential missing links between existing trails within and outside each community to connect points of interest.                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.d.</b> In cooperation with the LADWP, encourage recreational development at Crowley Lake, including development of winter use ski trails, a winter campground/trailer park, water-skiing, sailing, and concessions.                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.e.</b> Assist in planning for public recreational uses and amenities identified as priorities in the 2013 Long Valley Community Survey, including hiking trails, picnic areas, and cross country ski/snowshoe trails.                                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.f.</b> Each park is encouraged to provide a multiple recreational setting with input from the service area population as to facilities, activities and design.                                                                                                                                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.g.</b> Continue to promote multiple use of Whitmore Park/Track in response to regional needs.                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.h.</b> Work with the community to assess potential alignments and funding sources for development of a multi-use path/trail system throughout the area and along County roads.                                                                                                                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 23.E.3.i.</b> When applicable, consider implementing user fees to contribute to covering the cost of providing and maintaining such facilities e.g., an ice rink.                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Policy 23.E.4.</b> Ensure that recreational facilities are compatible with adjacent land uses, the maintenance of environmental quality, and the protection of property rights.                                                                                                                                                                                                                                                                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 23.E.4.a.</b> Require all new development proposals to provide public access and rights of way to public open space, in conformance with provisions of the Subdivision Map Act.                                                                                                                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 23.F. Promote complementary and compatible uses of adjoining BLM, USFS, and LADWP lands.</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 23.F.1.</b> This systematic, prioritized land ownership adjustment policy discourages the development of isolated and remote private parcels, private parcels subject to public safety hazards, and private parcels indispensable to sound natural resource management; minimizes long-term County and Special District service costs; provides for the enhancement of public safety; encourages acquisition of public lands for public facility and private uses; and is founded on a "willing-seller" basis. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.a.</b> Private parcels identified for acquisition by public agencies in the Collaborative Planning Team (CPT) Community Issues Final Report                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| (2000) because of their remote, isolated or hazard-prone locations should be considered for trade to public agencies consistent with Mono County land ownership adjustment policies.                                                                                                                                                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.b.</b> Support the expansion of the County park, currently located on Mammoth Unified School District land, onto adjacent BLM land for expanded community activities and recreation.                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.c.</b> Unless new information becomes available or circumstances change, the following landownership adjustments have been discussed and withdrawn from consideration and action: transfer of Lower Rock Creek Tract and Whiskey Creek Tract into private ownership, relocation of the County Road Shop to the Tom's Place area, and expansion of a light industrial area. Consideration of the privatization of the SCE substation near Tom's Place is dependent upon action by SCE.      |                                                     | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.d.</b> Where existing commercial facilities are on public land, such as Tom's Place Resort, every effort should be made to encourage the owners of the facilities to acquire the land.                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.e.</b> Where existing clusters of residential buildings are on public lands, such as Pine Glade Tract, every effort should be made to encourage the owners of the buildings to acquire the land, where doing so would be consistent with USFS and BLM policies. Care should be taken to ensure that private parcels are contiguous to one another and do not create isolated enclaves of either public or private land.                                                                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.f.</b> For resource management purposes, consider supporting the acquisition of the isolated parcel to the east of Pine Glade/Sunny Slopes by the USFS or LADWP.                                                                                                                                                                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 23.F.1.g.</b> Support opportunities to enhance services for public safety, including cell tower location(s) in the Long Valley area and provisions for fire services near the Mammoth Yosemite Airport.                                                                                                                                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>WHEELER CREST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>GOAL 24: Retain, as nearly as possible, the character and quality of life presently enjoyed in the community.</b>                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
| <b>Objective 24.A. Prevent incompatible or conflicting uses within the Wheeler Crest community.</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
| <b>Policy 24.A.1.</b> The timing and location of new residential developments shall be directed to areas with existing services or adjacent to areas with existing services (i.e., fire protection, water supply, sewage and utilities).                                                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.A.1.a.</b> In-fill, to the greatest extent possible, developed private land to the residential densities specified in this plan (i.e., Estate Residential designation, one-acre minimum lot size). Overall densities for areas outside existing developed areas shall not exceed 1 unit per 2 acres (Estate Residential designation, 2-acre minimum lot size). As specified in the Plan EIR and other Plan policies, larger minimum lot sizes may be appropriate for sensitive resource areas. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.A.1.b.</b> Require developers, at time of application submittal, to demonstrate adequate service availability (water supply, fire flow, sewage/septic, utilities).                                                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.A.1.c.</b> If any extension of services will be required for a proposed project, an economic analysis, including projected public costs, shall be required.                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 24.A.1.d.</b> Consider, and mitigate, the cumulative impact of any new development prior to project approval.                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.1.e.</b> The residential density of any proposed project shall be consistent with surrounding densities as built.                                                                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.1.f.</b> Petition the Board of Supervisors to establish a development fee and/or land bank for community uses.                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.A.2.</b> Residential development shall have a minimum impact on the environment.                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.2.a.</b> Adequate open space shall be provided as part of any proposed development.                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.2.b.</b> Preserve adequate solar access for all existing and proposed development.                                                                                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.2.c.</b> Discourage installation of street lights unless necessary for safety reasons.                                                                                                                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.2.d.</b> Place all utilities underground unless the geology will not allow it.                                                                                                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.2.e.</b> Develop design review standards indicating desired architectural type and outside treatments that will harmonize with the rural character of the area.                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.2.f.</b> In order to preserve the brilliant night-sky quality of the Wheeler Crest area, continue to apply the "dark sky" regulations to restrict local night lighting.                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.A.2.g.</b> To better preserve continuous open areas for deer and wildlife use, and to facilitate maintenance of residential structures' defensible space for wildland fire protection purposes, encourage Accessory Dwelling Units be attached to the primary dwelling.                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 24.A.3.</b> Retain the rural residential character of the study area.                                                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.3.a.</b> Permit only single-family residential and related accessory structures. Bed-and-breakfast establishments shall also be permitted on parcels of 100 acres or greater, if designed to be compatible with existing residential uses, and if the undeveloped portion of the parcel remains as open space or agricultural use in perpetuity. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.3.b.</b> General commercial uses are not desired within the residential area, and shall be prohibited. Bed-and-breakfast establishments shall be exempt from this provision.                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.3.c.</b> Permit small-scale agricultural uses (including the keeping of animals for personal use) within the mandate of County requirements for the ER designation, or more-restrictive CC&Rs, as applicable.                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.3.d.</b> Avoid community strife by respecting current, more-restrictive CC&Rs, as well as County land use designations.                                                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.3.e.</b> Consider amending the Land Development Regulations or this Plan in order to further restrict the intensity of animal use in residential areas.                                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.A.4.</b> Encourage a diversity of architectural styles that reflect a rural residential lifestyle.                                                                                                                                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.4.a.</b> Permit and encourage innovative construction techniques, as long as permitted by local ordinance and building codes (i.e., passive/active solar design).                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                       | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 24.A.4.b.</b> New construction shall be reviewed by the Wheeler Crest Design Review Committee.                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.A.5.</b> Encourage the transfer of privately owned, environmentally sensitive or isolated land within the Wheeler Crest planning area.                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.5.a.</b> Identify parcels incompatible for private use by virtue of location and/or environmental sensitivity (i.e., avalanche area, deer migration route, etc.).                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.A.5.b.</b> Coordinate with the USFS or BLM to exchange public land that is more suitable for private ownership.                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 24.B. Preserve the value of land dedicated or deeded for community services, natural resources or recreation use as development occurs in the planning area (parks, community centers, equestrian trails, ski trails, hiking trails, tennis courts, deer migration corridors, etc.).</b> |                                                     |                                                                                                                                                                         |
| <b>Policy 24.B.1.</b> When utilities are installed in new residential areas, ensure they are adequate for future local needs and compatible with the rural residential flavor of the planning area.                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.B.2.</b> Provide sites and/or facilities to accommodate a variety of community activities.                                                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.B.2.a.</b> Closely regulate any proposed community facility to ensure compatibility with rural residential and open-space uses.                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.B.2.b.</b> As necessary, provide an environmental impact analysis of all proposed community facilities.                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.B.2.c.</b> Evaluate and improve, if necessary, all utilities to adequately serve community facilities.                                                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.B.2.d.</b> Provide incentives to encourage private parties to contribute toward necessary community facilities.                                                                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.B.3.</b> Guarantee that improvements for community use will increase the attractiveness of the use, and that the use will be compatible with residential uses and surrounding resource values.                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.B.3.a.</b> Buffer all community use from residential uses with a combination of open space, plantings, and physical barriers.                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.B.3.c.</b> Buffer new developments from deer corridors or other key wildlife habitats using a combination of open space, plantings and physical barriers.                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 24.C. Provide for recreational and open-space uses in and around the Wheeler Crest area.</b>                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Policy 24.C.1.</b> Preserve adequate open-space rangeland to protect movement of wildlife, cattle and pack stock.                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.C.1.a.</b> Monitor and discourage the conversion of viable agricultural land.                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 24.C.2.</b> Prevent the intrusion of development into rangelands, with special attention to protecting range vegetation and water supply.                                                                                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.C.2.a.</b> Discourage extensions of public and private facilities, especially roads, into open space rangeland as defined by CDFW, BLM, and USFS.                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.C.3.</b> Provide for recreational and aesthetic open space in and around the Wheeler Crest planning area.                                                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |



**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 24.C.3.a.</b> Explore opportunities to finance park and recreation development. Capture currently available state and federal moneys allocated for these purposes.                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.C.4.</b> Ensure that recreational facilities are compatible with land uses, maintain environmental quality and protect property rights.                                                               | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.C.4.a.</b> Recreational needs should be considered in the planning and development of circulation and transportation improvements.                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.C.4.b.</b> Maintain and enhance recreation opportunities.                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.C.5.</b> That existing National Forest and BLM lands surrounding the community be retained in public ownership or be utilized for community purposes.                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.C.5.a.</b> Coordinate all planning and development activities adjacent to public lands with the affected public entity.                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.C.5.b.</b> Assist in the preservation of valuable deer habitat by establishing a land bank, or other mechanisms, to retain migration corridors.                                                       |                                                     |                                                                                                                                                                         |
| <b>Action 24.C.5.e.</b> Assign Open Space designation for surrounding LADWP lands.                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 24.C.6.</b> That isolated public lands within the study area be exchanged for private lands better suited for watershed protection and other public purposes.                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.C.6.a.</b> Identify and designate those lands that, by reason of their remote, isolated, or hazardous location, should be exchanged.                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 24.C.7.</b> Encourage sound management and utilization of public lands to benefit local recreational and energy needs.                                                                                   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.C.7.a.</b> Any proposed hydroelectric facilities shall be consistent with the goals of this plan.                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 24.D. Ensure adequate public services (e.g., fire protection) and infrastructure (e.g., water supply, sewage treatment, utilities) for the area.</b>                                                  |                                                     |                                                                                                                                                                         |
| <b>Policy 24.D.1.</b> Ensure that necessary public facilities are planned for as new residential development is proposed. Ensure that adequate land, in appropriate locations, is set aside for public facilities. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.D.1.a.</b> The Mono County Health Department and the Wheeler Crest Community Services District shall evaluate, as the community expands, the need for community water systems in the planning area.   | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.D.1.b.</b> Maximize groundwater recharge by protecting natural drainage areas and encouraging their preservation as open space.                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.D.1.c.</b> Encourage use of all water saving devices, above and beyond CalGreen building code requirements at building construction.                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 24.D.2.</b> Necessary public facilities shall be located and designed to be compatible with surrounding land uses.                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.D.2.a.</b> All proposed public facilities shall provide sufficient buffering to protect residential areas from noise and visual impact.                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.D.2.b.</b> Provide adequate parking, snow storage, underground utilities, etc., in accord with the nature and function of the facility.                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Objective 24.E. Provide for a quality residential life by maintaining and improving the existing housing stock while ensuring that housing needs of the entire community are being met.</b>                     |                                                     |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                         |                                                     |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                         | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                         | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 24.E.1.</b> Conserve, by maintaining or rehabilitating, the planning area's housing stock.                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.E.1.a.</b> Allow alternative housing construction modes, as long as these conform architecturally to existing homes (i.e., modular, manufactured, etc.) and retain the rural-residential character.                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.E.2.</b> Improve the supply of buildable land by encouraging land exchanges of undevelopable parcels in wet meadow and avalanche-prone areas for more suitable areas.                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 24.F. Protect and enhance the environmental resources in the area that contribute to the quality of life and form the basis for the recreation-oriented local economy; i.e., open space, air and water quality, scenic resources, streams, and wildlife.</b>                               |                                                     |                                                                                                                                                                         |
| <b>Policy 24.F.1.</b> Protect all year-round streams from encroachment or development that detracts from their natural beauty.                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.1.a.</b> Witcher and Birch creeks have been identified by the CDFW as locations for the reintroduction of Lahontan cutthroat trout. Require a CEQA analysis for any project that may impact this resource.                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.1.b.</b> Utilize open space and drainage easements as well as clustering of major new development as stream preservation tools.                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.1.c.</b> Adopt erosion control and grading regulations that will minimize removal of natural vegetation to help prevent downstream sedimentation.                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.1.d.</b> Prohibit artificial redirection of water courses, especially Lower Rock Creek, Witcher Creek and Birch Creek.                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.1.e.</b> Maintain and preserve existing vegetation and habitat along stream courses.                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 24.F.2.</b> Preserve clean surface and groundwater resources.                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.2.a.</b> Maximize groundwater recharge by protecting natural drainage areas. Ensure their preservation by leaving them in open space.                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.2.b.</b> Monitor groundwater levels and quality and consider initiation of a groundwater management plan to ensure protection of the resource.                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.2.c.</b> Cooperate and coordinate with LRWQCB in protecting the area's water resources. This may include requirement of on-site sedimentation control devices.                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.2.d.</b> Promote water conservation through the use of native and/or drought-resistant plantings.                                                                                                                                                                                        |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 24.F.3.</b> Protect wildlife and native plants, especially rare and endangered species.                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.3.a.</b> Create a list of known or potential rare and endangered plants that may exist within the study area. Retain the expertise of the California Native Plant Society.                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.3.b.</b> Require an environmental analysis for any proposed land use located in areas that are known habitats for rare and endangered wildlife or flora. The analysis would study the effects of the proposed development upon this resource and how adverse impacts would be mitigated. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.3.c.</b> The entire planning area is either within or in close proximity to valuable deer migration routes. Thus all projects, other than homes on subdivided lots, shall assess and mitigate to the greatest degree                                                                     |                                                     |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                      | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| possible the impacts of development on this resource. Mitigation measures may include but not be limited to: clustering; reduction of density; large minimum lot sizes; prohibiting construction in certain locations; relocation; contribution to a land bank for alternate routes; fencing of gardens/landscaping; protection of special habitat types such as wet meadows; and building setbacks. |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.3.d.</b> Restrict off-road vehicle use in areas of environmental sensitivity (i.e., deer migration & habitat areas).                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.3.e.</b> Support the CDFW's continuing program to reintroduce native game species (bighorn sheep).                                                                                                                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 24.F.4.</b> Protect open space and scenic values within and around the community.                                                                                                                                                                                                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.F.4.a.</b> Require developers/builders to protect views from parcels that are on the "upper" side of a proposed development. This applies to any affected property regardless of whether it is inside or outside the project boundaries.                                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.F.4.b.</b> Retain areas inappropriate for development (wet meadows, avalanche hazard zones) in natural open space.                                                                                                                                                                                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.F.4.c.</b> Prohibit road extensions into valuable open space areas.                                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.F.5.</b> Identify and protect significant historical and archaeological sites from damage or destruction.                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.5.a.</b> Any proposed project in an area having potential archaeological resources shall conduct a site assessment prior to project approval or any grading activity.                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.5.b.</b> Cluster or relocate projects away from unique cultural resources.                                                                                                                                                                                                                                                                                                            |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.5.c.</b> Revise County procedures regarding cultural resources to assure recordation/preservation prior to site disturbance.                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 24.F.6.</b> Develop programs that prevent the harassment of wildlife by domestic animals.                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.6.a.</b> Support enforcement of the leash law in the Wheeler Crest community.                                                                                                                                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.6.b.</b> Support active cooperation of community organizations.                                                                                                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 24.F.7.</b> Preserve and protect native vegetation and sizable stands of native trees.                                                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 24.F.7.a.</b> Work with all federal, state, and local agencies to implement and maintain tree preservation programs.                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Action 24.F.7.b.</b> Site plans for all proposed projects, including single-family homes, shall identify all mature native trees and native plants. Plans should demonstrate a reasonable attempt to retain as many native trees and native plants as possible.                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Objective 24.G. Ensure public safety from the unreasonable risks presented by natural hazards (i.e., seismic, avalanche, flood, wildland fire).</b>                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
| <b>Policy 24.G.1.</b> Take all feasible steps to reduce the threat to life and property from fire by implementing effective fire-prevention measures.                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 24.G.1.a.</b> Consider requiring expanded fuel breaks and greenbelts between new development and public lands.                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 24.G.1.</b> Take all feasible steps to reduce the threat to life and property from fire by implementing effective fire-                                                                                                                                                                                                                                                                    | ✓                                                   | ✓                                                                                                                                                                       |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                      |                                                            |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                      | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                             | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 24.G.1.b.</b> Where feasible, require two access points (built to current standards) for all development projects that are easily accessible to all emergency vehicles.                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.c.</b> Require that vegetation within new developments use native and drought-resistant species.                                                                                                                                                                           | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.d.</b> Require a minimum of 30 feet between all new residences unless existing structures make this unfeasible.                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.e.</b> Set up an emergency evacuation plan that is available prior to a fire's breaking out. This could also be used for other natural disasters.                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.f.</b> Propane, gasoline, and other fuel storage should be confined to peripheral locations to provide a safety buffer from areas of human occupancy.                                                                                                                      | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.g.</b> All new development shall comply with all requirements of the Wheeler Crest Fire Protection District (FPD), as well as existing County requirements. Fire hydrants, water storage and water lines shall be provided as necessary to guarantee sufficient fire flow. | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.h.</b> Require a consistent street naming and housing numbering system for the area and require all names and numbers to be clearly visible.                                                                                                                               | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.i.</b> The County, supported by the FPD, shall continue to require road designs that guarantee adequate width, moderate grades, and wide-turning radii, so that emergency vehicles can quickly and safely respond to any call.                                             | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.1.j.</b> Work with applicable agencies to provide a secondary/emergency access route for the Wheeler Crest community.                                                                                                                                                        | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 24.G.2.</b> Establish appropriate siting and development standards in order to reduce the risks of earthquakes.                                                                                                                                                                   | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.2.a.</b> Assist in enforcing State seismic requirements.                                                                                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 24.G.3.</b> Identify avalanche danger areas and protect life and property accordingly.                                                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.3.a.</b> Implement the avalanche policies and mitigation measures in the Safety Element.                                                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Policy 24.G.4.</b> Develop and provide an adequate level of safety-oriented services: sheriff, paramedic and fire.                                                                                                                                                                       | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.4.a.</b> Use the sheriffs and Public Works to assist in monitoring and evacuating procedures during natural disasters.                                                                                                                                                       | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.4.b.</b> Promote increased emergency medical services for the community.                                                                                                                                                                                                     | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 24.G.4.c.</b> Support and monitor compliance of the County's "No Shooting" ordinance                                                                                                                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |
| <b>PARADISE</b>                                                                                                                                                                                                                                                                             |                                                            |                                                                                                                                                                                |
| <b>GOAL 25: Retain the natural, aesthetic, environmental and lifestyle qualities valued by residents as part of a rural community surrounded by healthy wildlands.</b>                                                                                                                      |                                                            |                                                                                                                                                                                |
| <b>Objective 25.A. Protect and preserve the essential natural character and continuity of the community's surrounding wildlands for their inherent value and the enjoyment of current and future generations.</b>                                                                           |                                                            |                                                                                                                                                                                |
| <b>Policy 25.A.1.</b> Maintain the single-family residential development pattern (see the Rock Creek Ranch and Rock Creek Canyon specific plans).                                                                                                                                           |                                                            |                                                                                                                                                                                |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                        | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
|                                                                                                                                                                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.A.2.</b> Consistent with the Conservation/Open Space Element and in collaboration with natural resource management agencies, protect & maintain healthy ecosystems, habitats, and wildlife populations in the Paradise area.                              | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.A.3.</b> Consistent with the Conservation/Open Space Element, protect significant historical and archaeological sites from damage or destruction.                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.A.4.</b> Collaborate with Caltrans to mitigate impacts of transportation projects on wildlife, consistent with the Regional Transportation Plan.                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Objective 25.B. Retain a quiet, peaceful and tranquil residential atmosphere within the community.</b>                                                                                                                                                              |                                                            |                                                                                                                                                                                |
| <b>Policy 25.B.1.</b> Abate noise issues consistent with the Noise Element and County Code.                                                                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.B.2.</b> Prevent incompatible and/or conflicting uses within the community from non-residential uses.                                                                                                                                                     | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 25.C. Provide appropriate infrastructure and requirements to ensure public safety and service capacity.</b>                                                                                                                                               |                                                            |                                                                                                                                                                                |
| <b>Policy 25.C.1.</b> Support the protection of water quality and supply by collaborating with the Lower Rock Creek Mutual Water Company.                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.C.2.</b> Protect local air quality consistent with the Conservation/Open Space Element.                                                                                                                                                                   | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.C.3.</b> Explore the need to identify and protect public viewsheds.                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.C.4.</b> Support wildland fire preparedness and community fire safety efforts by implementing State Law and Land Use Element Ch. 22, Fire Safe Regulations; routing building permits to the local fire district for review; and consulting with Cal Fire. | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.C.5.</b> Ensure housing units are constructed to a similar standard as existing housing through building permits subject to the California Building Code and County regulations.                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 25.D. Provide for safe recreational facilities that support the local tourist economy and quality of life.</b>                                                                                                                                            |                                                            |                                                                                                                                                                                |
| <b>Policy 25.D.1.</b> Support the policies in the Regional Transportation Plan to improve the transportation network and system.                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.D.2.</b> Work with the community to identify other potential transportation projects and needs, such as traffic calming, signage and wayfinding, parking, and pedestrian infrastructure.                                                                  | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 25.D.3.</b> Support efforts to improve infrastructure for recreationalists that improves the experience, and reduces impacts to the environment and residents, such as public restrooms at trail heads.                                                      | ✓                                                          |                                                                                                                                                                                |
| <b>TRI-VALLEY</b>                                                                                                                                                                                                                                                      |                                                            |                                                                                                                                                                                |
| <b>GOAL 26: Preserve the rural and agricultural character of the Tri-Valley area.</b>                                                                                                                                                                                  |                                                            |                                                                                                                                                                                |
| <b>Objective 26.A. Integrate compatible residential development into the existing community character in Benton.</b>                                                                                                                                                   |                                                            |                                                                                                                                                                                |
| <b>Policy 26.A.1.</b> Allow for the continuation of growth in Benton in a manner that promotes and protects its rural and agricultural character.                                                                                                                      | ✓                                                          |                                                                                                                                                                                |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 26.A.1.a.</b> Gross densities for residential development in Benton shall not exceed two dwelling units per acre. For parcels 40 acres or greater, clustering shall be encouraged.                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.b.</b> Encourage agricultural landowners to utilize the property-tax incentives for agricultural land provided for in the county's Williamson Act program.                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.c.</b> Require new development to provide adequate buffering of incompatible uses (e.g., landscaping, physical barriers, large setbacks) to protect agricultural areas from residential and other incompatible land uses.                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.d.</b> Subdivisions of more than four parcels shall include paved streets.                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.e.</b> All tract maps shall include an in-depth hydrological study including flow tests and pressure/drawdown tests to ensure that there is an adequate water supply and that there will be no impact on neighboring wells.                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.f.</b> Discourage installation of streetlights unless necessary for safety reasons. Encourage shielded light sources whenever possible.                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.g.</b> Permit agricultural uses, including the keeping of animals, in all land use designations.                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.1.h.</b> Encourage access and equestrian trails through developments to public lands.                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.A.2.</b> Prevent the intrusion of development into agricultural areas in order to protect agricultural resources.                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.2.a.</b> Monitor and discourage the conversion of viable agricultural land to non-agricultural uses.                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.2.b.</b> Agricultural activities shall have precedence over incompatible uses/activities in the Tri-Valley area.                                                                                                                                 | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.2.c.</b> Carefully evaluate subdivisions outside existing community areas. Consideration should be given to assigning large minimum parcel sizes.                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.2.d.</b> Encourage private landowners with visual, environmental and agriculturally significant property to grant or sell a conservation easement to a land conservation organization to protect the land as open space and/or agricultural use. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.A.3.</b> Encourage residential development in areas that will minimize the impact on the environment.                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.3.a.</b> Encourage the completion of adequate studies of the flooding potential throughout the Tri-Valley area.                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.3.b.</b> Encourage the exchange of environmentally sensitive private lands for public lands.                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.3.c.</b> Continue to enforce the provisions of the County's floodplain combining district in the Tri-Valley area.                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.A.4.</b> Encourage the timing of growth to allow for efficient use of existing public facilities and services and for adequate planning for additional public facilities and services.                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.A.4.a.</b> Allow additional residential subdivision only when adequate services (including fire protection, water, and school facilities) are available or planned for development. The proponent of a residential                                 | ✓                                                   | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| subdivision shall include this assessment as part of the environmental review process.                                                                                                                                                                          |                                                     |                                                                                                                                                                         |
| <b>Action 26.A.4.b.</b> To permit the efficient delivery of public services, encourage residential development in Benton to take place on parcels contiguous to existing development.                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Action 26.A.4.c.</b> All tract maps shall include an in-depth hydrological study including flow tests and pressure/drawdown tests to ensure that there is an adequate water supply and that there will be no impact on neighboring wells.                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.A.4.d.</b> New development projects, including subdivisions, shall comply with fire safe regulations and obtain "will-serve" letters from the White Mountain FPF.                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.A.4.e.</b> Subdivisions and/or building permits shall not be approved in areas that are withdrawn and/or not within the White Mountain FPD until such areas are brought into the district.                                                         | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 26.B. Preserve the agricultural character of the Hammil Valley.</b>                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 26.B.1.</b> Protect agricultural uses from the encroachment of incompatible land uses.                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.1.a.</b> Limit residential development in Hammil Valley in order to minimize agricultural-residential conflicts.                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.1.b.</b> Prohibit scattered residential development in Hammil Valley that would increase agricultural-residential conflicts.                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.1.c.</b> Encourage agricultural landowners to utilize the property-tax incentives for agricultural land provided for in the county's Williamson Act program.                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.1.d.</b> All tract maps shall include an in-depth hydrological study including flow tests and pressure/drawdown tests to ensure that there is an adequate water supply and that there will be no impact on neighboring wells.                    | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 26.B.2.</b> Prevent incompatible adjacent land uses.                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.B.2.a.</b> Require developers to provide adequate buffering (e.g., landscaping, physical barriers, large setbacks) of incompatible uses to protect agricultural areas from residential and other incompatible land uses.                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.B.2.b.</b> Discourage the extension of public and private facilities, especially roads, into open space or agricultural land.                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 26.B.3.</b> Prevent the intrusion of development into agricultural areas in order to protect agricultural resources.                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.3.a.</b> Monitor and discourage the conversion of viable agricultural land to non-agricultural uses.                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.3.b.</b> Agricultural activities shall have precedence over incompatible uses/activities in the Tri-Valley area.                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.B.3.c.</b> Encourage private landowners with visual, environmental and agriculturally significant property to grant or sell a conservation easement to a land conservation organization to protect the land as open space and/or agricultural use. | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 26.B.4.</b> Encourage the continuation of agricultural production through implementation of the Development Credits Program.                                                                                                                          | ✓                                                   | ✓                                                                                                                                                                       |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                        |                                                     |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                        | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 26.B.4.a.</b> Implement the Development Credits program as detailed in Chapter 12 of this Element.                                                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 26.B.5.</b> Allow family farming mixed with large farms.                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 26.B.6.</b> Allow exclusive farmworker housing on parcels that support ongoing agricultural operations.                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 26.C. Integrate additional compatible development into the existing community of Chalfant.</b>                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 26.C.1.</b> Allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character.                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.1.a.</b> Gross densities for residential development in Chalfant shall not exceed one dwelling unit per acre. For parcels 10 acres or greater, clustering shall be encouraged.                                                                                                                          | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.1.b.</b> Small parcels (fewer than 10 acres) designated for agricultural uses contiguous to residential areas, not used primarily for agricultural purposes, may be considered for redesignation to a residential land use.                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.1.c.</b> Roads within subdivisions of more than four parcels shall at a minimum have a hard surface such as decomposed granite.                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.1.d.</b> Discourage the installation of streetlights unless necessary for safety reasons. Encourage shielded light sources whenever possible.                                                                                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.1.e.</b> Permit small-scale agricultural uses, including the keeping of animals for personal use, in all land use designations, within the mandate of the County requirements for the Estate Residential (ER) designation.                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.C.2.</b> Encourage residential development in areas that will minimize the impact on the environment.                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.2.a.</b> Encourage the completion of adequate studies of the flooding potential throughout the Tri-Valley area.                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.2.b.</b> Encourage the exchange of environmentally sensitive private lands for public lands.                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 26.C.2.c.</b> Continue to enforce the provisions of the county's Floodplain Combining District in the Tri-Valley area.                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.2.d.</b> All tract maps shall include an in-depth hydrological study including flow tests and pressure/drawdown tests to ensure that there is an adequate water supply and that there will be no impact on neighboring wells.                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 26.C.3.</b> Encourage residential land use patterns in Chalfant that permit the efficient delivery of public services.                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.3.a.</b> Encourage residential development in Chalfant to take place on parcels contiguous to existing development.                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.C.4.</b> Encourage the timing of growth that will allow for efficient use of existing public facilities and for adequate planning for additional public facilities.                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.C.4.a.</b> Allow additional residential subdivision only when adequate services (including fire protection, water, and school facilities) are available or planned for development. The proponent of a residential subdivision shall include this assessment as part of the environmental review process. | ✓                                                   | ✓                                                                                                                                                                       |



| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                               |                                                     |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 26.C.4.b.</b> New development projects and subdivisions shall comply with fire safe regulations and obtain "will-serve" letters from the Chalfant Valley Fire Department.                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Objective 26.D. Provide adequate commercial and public facilities and improved access to County services to serve visitors and residents in the Tri-Valley.</b>                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 26.D.1.</b> Designate adequate lands compatible with the rural character of the Tri-Valley along US 6 and SR 120 in Benton and Chalfant for small-scale commercial uses that serve the communities. | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.2.</b> Allow only agriculture-related commercial uses in Hammil Valley.                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.3.</b> Prevent the establishment of regional commercial facilities.                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.4.</b> In Benton, encourage the establishment of commercial enterprises oriented toward providing services to highway travelers.                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.5.</b> Allow the continuation of home businesses in the area.                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.6.</b> Promote safer traveling on US 6.                                                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.a.</b> Create passing lanes on US 6 on the Matthew grade.                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.b.</b> Promote opening of SR 120 East year round.                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.c.</b> Promote turnout lanes into housing and business areas.                                                                                                                                | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.d.</b> Promote a rest stop north of Benton.                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.e.</b> Encourage reduced speed in community areas and speed enforcement in communities.                                                                                                      | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.f.</b> Work with agencies to provide enhanced public transportation from the Tri-Valley area to county services.                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.g.</b> Install information kiosks at key locations to provide information for visitors and locals.                                                                                           | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.6.h.</b> Encourage Caltrans to install "open-range" signs in the Tri-Valley area.                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.7.</b> Projects shall evaluate and consider community-wide planning to promote harmonious and balanced development that protects the rural character of the Tri-Valley.                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.7.a.</b> Lands released into private ownership should be deed restricted prohibiting water exportation off site.                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.7.b.</b> New projects should provide public access to public lands through trail easements or dedications. Historical use patterns should be accommodated.                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 26.D.8.</b> Encourage the Eastern Sierra Unified School District to provide K-12 education in the Tri-Valley area.                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.8.a.</b> Encourage the BLM to provide property for school district use.                                                                                                                        | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.D.8.b.</b> Encourage the Eastern Sierra Unified School District to provide K-12 education in the Tri-Valley area.                                                                                |                                                     |                                                                                                                                                                         |
| <b>Objective 26.E. In Benton, encourage the establishment of commercial enterprises oriented toward providing services to residents as well as tourists and highway travelers.</b>                            |                                                     |                                                                                                                                                                         |
| <b>Policy 26.E.1.</b> Define a commercial "core" area with a concentration of shops and services near the intersection of SR 120 and US 6.                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 26.E.1.a.</b> Develop commercial design guidelines that reflect Benton's history, character and scale.                                                                                              | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                                                            |                                                            |                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                   | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 26.E.1.b.</b> Pursue grants and other financing opportunities for “main street” planning and design efforts.                                                                                                                                                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 26.E.2.</b> Encourage commercial and community services that enhance the well-being and quality of life of all Benton residents.                                                                                                                                                                                                                                        | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.E.2.a.</b> Improve the communication and energy infrastructure including development of sustainable resources.                                                                                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.E.2.b.</b> Explore establishing a local cemetery.                                                                                                                                                                                                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.E.2.c.</b> Explore developing a County social services center.                                                                                                                                                                                                                                                                                                       | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 26.E.3.</b> Revise signage to promote Benton as a destination in its own right.                                                                                                                                                                                                                                                                                         | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 26.E.4.</b> Explore the potential for siting and developing rural potable and wastewater treatment facility.                                                                                                                                                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Objective 26.F. Protect Natural Resources, and provide for recreational and open-space uses in the Tri-Valley area.</b>                                                                                                                                                                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>Policy 26.F.1.</b> Utilize the open space provided by federal lands to ensure that the open-space needs of the community are met and to provide buffer space between communities.                                                                                                                                                                                              | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.F.1.a.</b> Designate appropriate federal lands as public lands. Public land shall be used for open space or public purposes such as schools, parks, recreational landing strip, etc.                                                                                                                                                                                 | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 26.F.1.b.</b> Designate a landing strip for agricultural and emergency uses in Hammil Valley.                                                                                                                                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.F.1.c.</b> Encourage cluster development in specific plans to provide for publicly accessible open space.                                                                                                                                                                                                                                                            | ✓                                                          |                                                                                                                                                                                |
| <b>Policy 26.F.2.</b> Provide adequate land for the recreational needs of the area.                                                                                                                                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.F.2.a.</b> Work with government and private property owners to create an equestrian/recreational trail system in the Tri-Valley area that addresses: Trail(s) from Inyo County line to the Nevada border; consider expanding trail system into Inyo County; and trails should be designed to access public lands east and west of US 6 in as many areas as possible. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.F.2.b.</b> Require new development to allocate sufficient land and facilities to meet the recreational needs of residents of the development and to provide for its applicable share of Tri-Valley recreational needs.                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>Action 26.F.2.c.</b> Consider establishing a fee system for all new development and building permits dedicated to the construction and maintenance of recreational needs in the Tri-Valley area.                                                                                                                                                                               | ✓                                                          |                                                                                                                                                                                |
| <b>BENTON HOT SPRINGS VALLEY</b>                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                                                                                                                                                |
| <b>GOAL 27: Preserve the historic, rural and agricultural character of the Benton Hot Springs Valley.</b>                                                                                                                                                                                                                                                                         |                                                            |                                                                                                                                                                                |
| <b>Objective 27.A. Maintain the character of Benton Hot Springs Valley and provide for compatible land uses.</b>                                                                                                                                                                                                                                                                  |                                                            |                                                                                                                                                                                |
| <b>Policy 27.A.1.</b> Preserve and restore historic features of Benton Hot Springs.                                                                                                                                                                                                                                                                                               | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 27.A.1.a.</b> Support public use and appreciation of Benton Hot Springs' historic properties, including the establishment of museums and exhibits.                                                                                                                                                                                                                      | ✓                                                          | ✓                                                                                                                                                                              |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Action 27.A.1.b.</b> Encourage and support, as possible, restoration of historic structures and new construction within the historic town that reinforces and complements the town's historic design and character.                                                                                                                                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 27.A.1.c.</b> Support the landowner's efforts to convert nonconforming structures (i.e., mobile homes and trailers) into structures that fit with the historic town character.                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Action 27.A.1.d.</b> Apply the Historic Building Code to Benton Hot Springs' historic properties rather than the Uniform Building Code. Support and/or approve variances to local, state and federal regulations when such variances are determined to be environmentally sound and safe and are consistent with furthering preservation of historic resources.                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 27.A.2.</b> Maintain the open space and rural character of Benton Hot Springs meadow.                                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.2.a.</b> Encourage grazing and agricultural uses of Benton Hot Springs meadow and irrigated pasture lands, as opposed to intensive development, in order to preserve open-space values.                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.2.b.</b> Support conservation practices and activities to enhance and maintain wildlife, livestock, visual, and recreation benefits. If so desired by the landowner, support conservation and visual easements and tax-reduction incentives as affordable means for open-space protection. Determine that farming and ranching activities are appropriate uses and activities within these undeveloped areas. | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.2.c.</b> Encourage the clustering of intensive land use and development activities within and adjacent to the historic town to avoid significant encroachment on open-space areas.                                                                                                                                                                                                                            | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.2.d.</b> Support development of additional water sources and ponds to enhance habitat for wildlife and livestock.                                                                                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.2.e.</b> Support actions to mitigate flood damage potential within and adjacent to the historic town.                                                                                                                                                                                                                                                                                                         | ✓                                                   |                                                                                                                                                                         |
| <b>Policy 27.A.3.</b> Encourage uses and businesses that support and complement, or do not seriously detract from, Benton Hot Springs' historic, hot springs, agricultural and rural attributes.                                                                                                                                                                                                                             | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.3.a.</b> Support using Benton Hot Springs' historic structures for residential housing and tourism services.                                                                                                                                                                                                                                                                                                  | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.3.b.</b> Provide visitor services, including gas station, store/market, food, gift shops, museums and exhibits, lodging, and hot springs access, within and adjacent to the historic town.                                                                                                                                                                                                                    | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.3.c.</b> Encourage agricultural activities, such as aquaculture, greenhouse gardening, and field crops, in addition to livestock rearing.                                                                                                                                                                                                                                                                     | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.3.d.</b> Allow for the development of short-term recreational-vehicle facilities and recreation special events in areas adjacent to the historic town and along SR 120.                                                                                                                                                                                                                                       | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.3.e.</b> Allow temporary and permanent employee housing clustered with existing development near Benton Paiute Reservation and historic town. New structures built within the town should be designed to be compatible with the historic theme.                                                                                                                                                               | ✓                                                   |                                                                                                                                                                         |
| <b>Action 27.A.3.f.</b> Encourage Benton Hot Springs to annex into the White Mountain Fire Protection District.                                                                                                                                                                                                                                                                                                              | ✓                                                   |                                                                                                                                                                         |

| <b>TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE</b>                                                                                                                                                                                                                                                                               |                                                            |                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS</b>                                                                                                                                                                                                                                                                                               | <b>ENVIRONMENTAL IMPACTS</b>                               |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                      | <b>4.1(a). Physically divide an established community.</b> | <b>4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect.</b> |
| <b>Action 27.A.3.g.</b> Allow small-scale water projects (~100 gpm) that would assist with the financial support, sustainability, and care of the property. Potential projects would include a brewery, drinking water, and geothermal energy. These projects would be in addition to current and planned water uses and water used for agriculture. | ✓                                                          |                                                                                                                                                                                |
| <b>Action 27.A.3.h.</b> Support a conservation easement to cover the remainder of the property to prevent subdivision and protect historic properties while allowing for current and planned uses and activities.                                                                                                                                    | ✓                                                          |                                                                                                                                                                                |
| <b>Action 27.A.3.i.</b> Adjust land use designation within all areas of the existing conservation easement to reflect easement restrictions on subdivision and development.                                                                                                                                                                          | ✓                                                          |                                                                                                                                                                                |
| <b>Action 27.A.3.j.</b> Encourage economic planning and development that is consistent with preserving Benton Hot Springs values and uses.                                                                                                                                                                                                           | ✓                                                          |                                                                                                                                                                                |
| <b>OASIS</b>                                                                                                                                                                                                                                                                                                                                         |                                                            |                                                                                                                                                                                |
| <b>GOAL 28: Protect agricultural and natural resource values in the area</b>                                                                                                                                                                                                                                                                         |                                                            |                                                                                                                                                                                |
| <b>Objective 28.A. Preserve the agricultural lands and natural resource lands in the Oasis area.</b>                                                                                                                                                                                                                                                 |                                                            |                                                                                                                                                                                |
| <b>Policy 28.A.1.</b> Designate existing agricultural lands for agricultural use in the Land Use Element.                                                                                                                                                                                                                                            | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 28.A.1.a.</b> In accordance with the California Environmental Quality Act (CEQA), require the preparation of an Environmental Impact Report (EIR) for projects that may convert agricultural lands to other uses.                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 28.A.1.b.</b> Pending restoration of funding by the State of California, encourage agricultural land owners to utilize the property-tax incentives for agricultural land provided for in the county's Williamson Act program.                                                                                                              | ✓                                                          | ✓                                                                                                                                                                              |
| <b>Action 28.A.1.c.</b> Inform owners of critical wildlife habitat areas of the potential for open-space easements to protect such areas and of the potential for property-tax adjustments.                                                                                                                                                          | ✓                                                          | ✓                                                                                                                                                                              |
| <b>MAMMOTH YOSEMITE AIRPORT LAND USE PLAN</b>                                                                                                                                                                                                                                                                                                        |                                                            |                                                                                                                                                                                |
| <b>GOAL. Promote the orderly development of the area surrounding the Mammoth Yosemite Airport (formerly Mammoth June Lake Airport) in order to protect the general welfare of the public, enhance the safety of air navigation and traffic, and maintain the utility and economic viability of the facility.</b>                                     |                                                            |                                                                                                                                                                                |
| <b>Objective A. All development in the Airport Land Use Planning Area must comply with the following general land use provisions.</b>                                                                                                                                                                                                                |                                                            |                                                                                                                                                                                |
| <b>Policy 1.</b> All non-federal land uses designated for the airport planning area are subject to the requirements of the Mono County Land Use Designations and Land Development Requirements except as specifically modified by the Airport Land Use Plan.                                                                                         |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 2.</b> The ALUC must review and approve all proposed private land uses prior to formal action by jurisdictional agencies. ALUC review will focus on compatibility with the adopted airport Land Use Plan and compliance with the safety provisions, height restrictions, and visual and noise standards.                                   |                                                            | ✓                                                                                                                                                                              |
| <b>Policy 3.</b> ALUC criteria regarding land use policy are intended to augment and amend the General Plan Land Development Regulations and, where                                                                                                                                                                                                  |                                                            |                                                                                                                                                                                |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| applicable, may be incorporated into the BLM and USFS plans for the planning area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> The ALUC land use plan and policies will establish the general parameters for regulation of development within the planning area on non-federal lands. Each local agency or jurisdiction shall be required to amend its general plan to incorporate the provisions of the ALUC Land Use Plan and Policies. Federal agencies may amend applicable land management plans to conform to the ALUP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Objective B. The Safety Zone shall be kept free of all unrelated airport land uses.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> No permanent structures or other objects projecting above the level of the primary surface of any runway will be permitted, unless directly related to a necessary airport operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> No residential land uses shall be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> No industrial land uses shall be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> No use that may result in short- or long-term concentration of people shall be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 5.</b> No use that would result in large concentrations of people shall be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     | ✓                                                                                                                                                                       |
| <b>Objective C. Prevent incompatible land uses in the overflight zone.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> The following are considered incompatible land uses within the airport traffic pattern zone: Any use that would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial climb following takeoff or toward an airport landing, unless the use is an FAA-approved navigational signal light or visual approach slope indicator (VASI); any use that would cause sunlight to be reflected toward an aircraft engaged in an initial climb following takeoff or toward an aircraft engaged in a final approach toward an airport landing; any use that would generate large amounts of smoke or steam that may be detrimental to the operation of aircraft; any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or instrumentation; other uses that may affect safe air navigation in this area; uses that would attract large concentrations of birds; uses in the primary traffic pattern zone that on a regular basis would result in concentrations of people exceeding 25 persons per acre. Particularly unacceptable uses are shopping centers, restaurants, schools, hospitals, stadiums/arenas, and office complexes, industries and factories that would exceed the 25 persons per acre requirements; and uses or land divisions that on a regular basis would result in a concentration of people exceeding 25 persons per acre over a 24-hour period, or 50 persons per acre over a period of 2 hours or more within the primary traffic pattern zone. |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> Single-family residential or multifamily uses, or land divisions, that would result in a density greater than one dwelling unit per acre may be permitted. Multiple-family projects will be evaluated on an individual basis, with specific attention given to location and concentration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> The ALUC shall restrict the development of all new non-compatible land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
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| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 4.</b> All land uses or use characteristics that may affect safe air navigation or that, because of their nature and proximity to an airport, may pose high risks to the land users shall be avoided or prohibited in the vicinity of an airport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 5.</b> All residential uses shall be soundproofed as necessary to achieve interior annual noise levels attributable to exterior sources not to exceed 45 dB CNEL in any habitable room with windows closed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 6.</b> Development of Airport Master Plans or Layout Plans, or changes to existing plans of any public use airport that involves significant changes in land use, noise sources, or policy changes in size or type of aircraft to use the airport will, prior to finalizing or modifying the plans, be referred to the ALUC for consideration, as required by Section 21676 (c) of the PUC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 7.</b> No hazardous installations such as above-ground oil, gas or chemical storage facilities, excluding facilities for non-commercial, private domestic or private agricultural use shall be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 8.</b> Except when overriding circumstances exist, a condition for approval of any project, subdivision, land use redesignation, or land exchange shall be the subject of the dedication of an aviation easement to the airport. The aviation easement shall contain and/or address the following: Right-of-flight at any altitude above acquired easements surface; Right to cause noise, vibrations, fumes, dust, and fuel particle emissions; Right of entry to remove, mark or light any structures or growths above easement surfaces; and Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight.                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 9.</b> As a further condition for approval of a residential subdivision or land trade, except where overriding circumstances exist, require the property owners to agree to the following: That it is understood by the owners and the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels; That the owners shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport or the use of any airport by any aircraft; That the owners shall not protest or object to the operation of the airport or the landing or takeoff of aircraft before any court or agency of government; and The above easement and agreement shall run with the land and shall be binding upon the owners and subsequent owners of the property. |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 10.</b> A buyer notification statement shall be a requirement for the transfer of title of any property located within the airport's planning boundary. This statement should indicate that the buyer is aware of the proximity of an airport, the characteristics of the airport's current and projected activity, and the likelihood of aircraft overflights of the affected property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 11.</b> In addition to the above basic policies, all development subject to a use permit or involved in a land exchange within the planning boundary shall contain the following provisions: It is understood by the owner that the subject property is within the area of influence of an airport and the operation of the airport, including aircraft landings and takeoffs may generate high noise levels; The owner shall not initiate or support any action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     | ✓                                                                                                                                                                       |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                         |
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| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| to interfere with, restrict, or reduce the operation of the airport by any aircraft. The owner shall not protest or object to the operation of the airport before any court or agency of the government; and The above stipulations shall be binding upon any subsequent owners or successors in interest to the property                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>Objective D. Regulate height of structures and objects in the Airport Planning Area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> No structures or obstructions are permitted within the designated primary runway surface, approach surfaces or clear zones.                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> Structures within the ALUC Planning Boundary over 35 feet in height are permitted only when in conformance with requirements of the Mono County Land Use Designations and Land Development Regulations and when not in conflict with any runway surface, approach surface or clear zone.                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> The ALUC shall review any applicable development proposals and restrict the erection or growth of objects that penetrate the established airport height restriction areas.                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> Rotating beacons, spotlights, or similar aircraft navigation hazards markers that are not part of airport operations are prohibited within the entire overflight zone.                                                                                                                                                                                                                                                                                                                                       |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 5.</b> Any structure, either within or outside the ALUC Planning Boundary, is not in conformance if it: Penetrates the height restriction surfaces adopted by the ALUC (unless it is determined not to be a "hazard" by the FAA); would result in a loss in airport utility, such as causing the usable length of the runway to be reduced; would conflict with the VFR airspace used for the airport traffic pattern of en route navigation to and from the airport; and is determined to be a "hazard" by the FAA |                                                     | ✓                                                                                                                                                                       |
| <b>Objective E. Regulate noise in the Airport Planning Area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> Noise and aviation easements, as necessary, shall be required before approval of any land trade or approval of any project within the Planning Boundary.                                                                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> No residential development is permitted within the 65 dB CNEL contour. Non-residential development may be permitted within the 65 dB CNEL contour if structures are soundproofed to limit interior noise levels to 45 dB CNEL.                                                                                                                                                                                                                                                                               |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> The maximum noise exposure considered acceptable for non-residential land uses without special sound reduction construction is 60 dB CNEL.                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> The maximum noise exposure considered acceptable for residential land uses is 55 dB CNEL. All residential structures shall include soundproofing construction to limit interior noise levels to 45 dBA in any habitable room.                                                                                                                                                                                                                                                                                | ✓                                                   | ✓<br>✓                                                                                                                                                                  |
| <b>Policy 5.</b> If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown herein, then the lower exposure level may be used for the land use evaluation at the discretion of the ALUC.                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
| <b>BRYANT FIELD AND LEE VINING AIRPORT COMPATIBILITY POLICIES AND CRITERIA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>OVERALL GOAL. Provide for the orderly growth of the Bryant Field and Lee Vining airports and the area surrounding the airport in a manner that safeguards the general welfare of inhabitants within the vicinity of the airport and the public in general.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>NOISE GOAL. Protect future development within the Bryant Field/Lee Vining Airport planning boundaries from objectionable airport-related noise by minimizing the number of people exposed to frequent and/or high levels of airport noise.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> The maximum normally acceptable exterior noise levels for new residential and other noise-sensitive land uses within the Bryant Field/Lee Vining Airport land use planning boundaries shall be 55 dBA CNEL. New residential land uses within the airport noise contours shall include soundproofing to limit interior noise levels to 45 dBA in any habitable room. If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown on the Bryant Field and Lee Vining Noise Contours Compatibility Maps, then the lower exposure level may be used for the land use evaluation at the discretion of the Airport Land Use Commission (ALUC). | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> The maximum noise exposure acceptable for non-residential land uses without special sound reduction construction within the Bryant Field and Lee Vining Airport noise contours is 60/70 dBA CNEL. If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown on the Bryant Field and Lee Vining Noise Contours Compatibility Maps, then the lower exposure level may be used for the land use evaluation at the discretion of the ALUC.                                                                                                                                                                                                 | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> Prohibit noise-sensitive land uses (e.g., residential uses, schools, hospitals) within the 55 dBA CNEL noise contours for Bryant Field and Lee Vining Airport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> Require noise and aviation easements, as necessary, before approving any land trade or major development project within the Bryant Field or Lee Vining Airport land use planning boundaries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>OVERFLIGHT PROTECTION GOAL: Protect future development within the Bryant Field and Lee Vining Airport planning boundaries from the noise impacts of routine aircraft flights over the community by minimizing the number of people exposed to frequent and/or high levels of airport noise.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> Prohibit noise-sensitive land uses within the Bryant Field and Lee Vining Airport primary traffic pattern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                   | ✓                                                                                                                                                                       |
| <b>SAFETY GOAL: Regulate new development in the Bryant Field and Lee Vining Airport planning boundaries in a manner that minimizes the risks associated with potential aircraft accidents by 1) providing for the safety of people and property on the ground in the case of an aircraft accident near the airport, and 2) enhancing the chances of survival of the occupants of an aircraft involved in an accident beyond the immediate runway environment.</b>                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> Allowable land use densities and intensities within the Bryant Field and Lee Vining Airport planning boundaries shall be those shown on the Mono County Land Use Maps for the area (see <a href="https://monomammoth.maps.arcgis.com">https://monomammoth.maps.arcgis.com</a> ) and described in the applicable land use designation descriptions.                                                                                                                                                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> New development and land uses on private land in the Bryant Field and Lee Vining Airport planning boundaries shall be restricted to those that                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                         |



**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| are compatible with the airport operations and facilities described in the Bryant Field and Lee Vining Airport Master Plan/2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> New development and land uses within the Bryant Field and Lee Vining Airport planning boundaries shall be consistent with the policies in this plan. Applications for uses that are determined by planning staff not to be consistent with these policies shall not be processed unless they are accompanied by an appropriate proposed amendment to this plan and, if necessary, an appropriate amendment to the Mono County General Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> Actions adopting or amending the Mono County General Plan, Specific Plans, the Mono County Land Use Regulations, or building regulations that are applicable to the Bryant Field and Lee Vining Airport planning boundaries shall be consistent with the policies in this plan and shall be reviewed by the ALUC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 5.</b> Undeveloped areas within the Bryant Field and Lee Vining Airport Safety Zone shall remain as open space and shall be designated as Resource Management, Open Space or Agriculture in this plan and in the Mono County General Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 6.</b> Restrict new residential subdivisions within the Bryant Field and Lee Vining Airport Safety Zone to a minimum lot size of one acre. The development of a single-family unit on an existing residential lot less than an acre in size shall not be subject to these restrictions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 7.</b> Prohibit highly risk-sensitive projects, particularly schools, hospitals and other uses in which the mobility of occupants is effectively limited, within the Bryant Field and Lee Vining Airport Safety Zone. New uses that would result in a concentration of more than 25 people per acre on a regular basis are also prohibited; e.g., shopping centers, restaurants, multifamily residential units, stadiums/arenas, office complexes, and heavy industrial uses.                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 8.</b> Above-ground storage of highly flammable or hazardous materials (e.g., oil, gas or chemicals) shall be prohibited within the Safety Zone, except for non-commercial, private domestic, or private agricultural facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 9.</b> Inform applicants of development projects within the Bryant Field and Lee Vining Airport Safety Zone of potential land use conflicts and applicable restrictions, and ensure that such development does not reasonably restrict airport operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                   | ✓                                                                                                                                                                       |
| <b>Policy 10.</b> As a condition of approval for any development project or land exchange within the Bryant Field and Lee Vining Airport Safety Zone, applicable avigation easements should be dedicated to the airport. Avigation easements should address the following: Right-of-flight at any altitude above acquired easement surfaces; Right to cause noise, vibrations, fumes, dust, and fuel particle emissions; Right of entry to remove, mark or light any structures or growth above easement surfaces; Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight; and Right to prevent erection or growth of all objects above acquired easement surfaces. Avigation easements should extend from the ground elevation of the runways and the defined approach surfaces to 150' above that elevation throughout the primary traffic pattern area. |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 11.</b> Applicants shall acknowledge, in an enforceable legal document, such as an avigation easement: That it is understood by the owner(s) and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
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| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels, which can affect the quiet enjoyment of the property; That the owner(s) shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport, or use of the airport by any aircraft; That the owner(s) shall not protest or object to the operation of the airport or the landing or takeoff of aircraft before any court or agency of government; and That such easement(s) and/or agreement(s) shall run with the land and shall be binding upon the owners and subsequent owners of the property. |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 12.</b> Prohibit incompatible land uses in the Runway Protection Zone. The Runway Protection Zone shall be kept as free as possible of all unrelated airport land uses and no new permanent structures or other objects shall project above the level of the primary surface of any runway, unless the structure/object is directly related to a necessary airport operation; except for minor alterations to existing structures, no new or additional residential, commercial or industrial land uses shall be permitted within the Runway Protection Zone; and no use that would result in a large concentration of people, either on a short-term or long-term basis, shall be permitted in the Runway Protection Zone.                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>AIRSPACE PROTECTION GOAL: Avoid the development of land use conditions that, by posing hazards to flight, may increase the risk of an accident occurring. The particular hazards of concern are: 1) airspace obstructions; 2) wildlife hazards, particularly bird strikes; and 3) land use characteristics that pose other potential hazards to flight by creating visual or electronic interference with air navigation</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> Within the designated primary runway surface, approach surfaces or runway protection zones, no structure, tree, or other object shall be permitted to exceed the height limits set forth in Part 77 of the Federal Aviation Regulations (FAR 77).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> Structures over 35 feet in height are permitted within the Bryant Field and Lee Vining Airport influence area only when in conformance with requirements of the Mono County Land Use Regulations, and when not in conflict with any runway surface, approach surface, or runway protection zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 3.</b> The height of new development or land uses shall be restricted to that which will not result in a loss of airport utility; e.g., the height of new development shall not cause the usable length of the runway to be reduced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> The height of new development or land uses shall be restricted to that which will not conflict with the VFR airspace used for the airport traffic pattern for aircraft approaching and departing Bryant Field and Lee Vining Airport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 5.</b> No object shall be erected to a height that would result in an increase in the minimum ceiling or visibility criteria for an existing or proposed instrument approach procedure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 6.</b> Prohibit land uses that would attract wildlife hazards, particularly birds. Land uses that may become artificial attractors for birds and wildlife include: Sanitary landfills; Golf courses with water hazards; Drainage detention and retention basins; Wetlands created as mitigation measures; Landscaping, particularly water features; Wildlife refuges; and Agriculture,                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| particularly cereal grains. FAA recommends that such land uses be kept at least 10,000 feet from any runway used by turbine-powered aircraft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                                                                                                         |
| <b>Policy 7.</b> Review development proposals to ensure that the proposed development does not create visual or electronic hazards to flight. Visual hazards include distracting lights (particularly lights that may be confused with runway lights), glare, and sources of smoke. Electronic hazards include any uses that may interfere with aircraft instruments or radio communication. The following restrictions regarding potential visual and electronic hazards apply within the Bryant Field and Lee Vining Airport influence areas: Beacons, spotlights, or similar aircraft navigation markers that are not part of airport operations shall be prohibited. Uses that direct a steady light, including reflected sunlight, or a flashing light of red, white, green, or amber colors toward an aircraft engaged in an initial climb following takeoff, or toward an aircraft engaged in a final approach toward a landing shall be prohibited, unless the use is an FAA-approved navigational signal light or visual approach slope indicator (VASI); Outdoor lights shall be shielded so they are not aimed above the horizon. For projects near the airport, outdoor lighting shall be flight checked at night to ensure it does not blind pilots during landings and takeoffs; Uses that generate large amounts of smoke or steam that could be detrimental to the operation of an aircraft shall be prohibited; Uses that generate electrical interference that could be detrimental to the operation of aircraft and/or instrumentation shall be prohibited. |                                                     | ✓                                                                                                                                                                       |
| <b>ALUC Procedural Policies: These policies delineate the process the Mono County Airport Land Use Commission (ALUC) will use in reviewing local planning actions for compliance with the policies and criteria in the Bryant Field and Lee Vining Airport Land Use Compatibility Plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
| <b>Actions Requiring Review</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> The Mono County Airport Land Use Commission shall review the following planning actions (i.e., the State Aeronautics Act requires mandatory review of these actions): Mono County General Plan adoptions or amendments; Specific Plan adoptions or amendments if boundaries of the specific plan encompass the airport planning boundaries; Proposals to adopt or amend Mono County Land Development Regulations, building regulations, and other land use ordinances and regulations when those ordinances and regulations have implications for airport land use noise or safety compatibility; Airport Master Plans; Construction proposals (i.e., layout plans) for new airports; Airport expansion plans, including construction of a new runway, the extension or realignment of an existing runway, the acquisition of runway protection zones or any interest in land for the purpose of the above, or any airport expansion project that entails amendment of the Airport Permit issued by Caltrans. Agricultural airports are exempt from this requirement; heliports are subject to this requirement.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> Once the Airport Land Use Compatibility Plan is adopted and the Mono County General Plan is consistent with the Compatibility Plan, Mono County shall review individual land use development plans for consistency with the Airport Land Use Compatibility Plan during the County's overall development review process. The County's review process must utilize the policies and standards in the applicable Airport Land Use Compatibility Plan to ensure that the project is consistent with the Compatibility Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                   | ✓                                                                                                                                                                       |

**TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE**

| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| <b>Policy 3.</b> In Bridgeport, the ALUC shall coordinate with the Humboldt-Toiyabe National Forest and the Bureau of Land Management to ensure that development on public lands within the Bryant Field Airport influence area is compatible with the policies in this plan. In Lee Vining, the ALUC shall coordinate with the Inyo National Forest and the Mono Basin National Forest Scenic Area to ensure that development on public lands within the Lee Vining Airport planning boundaries is compatible with the policies in this plan.                                                                                                |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 4.</b> The ALUC shall request the Humboldt-Toiyabe National Forest and BLM Management (for Bryant Field), and the Inyo NF and Mono Basin National Scenic Area (for Lee Vining), to refer proposed projects that may conflict with airport operations, such as those that may create dust, smoke, steam or glare, or attract birds, involve structures of excessive height, or attract concentrations of people, to the ALUC for review and comment.                                                                                                                                                                                 |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 5.</b> Airport-related operations shall be reviewed by the ALUC for consistency.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 6.</b> The ALUC shall review CEQA documents on projects in the vicinity of airports. The ALUC's role in reviewing CEQA documents is not to provide a formal compatibility determination but to comment on the project to ensure the highest level of compatibility. The ALUC has no authority to disapprove such projects but may offer comments only on the CEQA document. The ALUC may also comment on CEQA documents prepared in conjunction with a project submitted for ALUC review. Again, the ALUC has the authority to make a compatibility determination for the project itself but may only comment on the CEQA document. |                                                     | ✓                                                                                                                                                                       |
| <b>Project Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> The following information shall be included when a project or action is submitted to the ALUC for review: A complete copy of the General Plan element, Specific Plan, land use ordinance or regulation, building regulation, Airport Master Plan, airport layout plan, or airport expansion plan to be reviewed, including any figures, maps, attachments or appendices.; and A copy of any applicable environmental documentation for the project.                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| <b>Policy 2.</b> Project submittals shall be accompanied by a processing fee. The fee shall not exceed the reasonable cost of providing the review. The ALUC shall establish a fee schedule for compatibility reviews and shall review the fee schedule annually to ensure it remains up-to-date.                                                                                                                                                                                                                                                                                                                                             |                                                     | ✓                                                                                                                                                                       |
| <b>Timing of Review</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> The ALUC must respond within 60 days of referral to local agency requests for a consistency determination on plans or projects for which submittal is mandatory. The response period does not begin until ALUC staff determines the project submittal is complete. If the ALUC does not respond within the 60-day time frame and the land use proposal involves a general plan, specific plan, or building regulation or is a proposed airport master plan, and the ALUC has an adopted compatibility plan, the proposal is deemed consistent with the Commission's plan [§21676(d)].                                        |                                                     |                                                                                                                                                                         |
| <b>Policy 2.</b> ALUC review of projects and plans shall occur prior to the Land Development Technical Advisory Committee (LDTAC) meeting for the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                   | ✓                                                                                                                                                                       |

| TABLE 4.1-9 MITIGATING GOALS, POLICIES AND ACTIONS FOR LAND USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED MITIGATING GOALS, POLICIES AND ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                               |                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.1(a). Physically divide an established community. | 4.1(b). Conflict with a land use plan, policy, or regulation (e.g. general plan, specific plan, zoning ordinance) adopted to avoid or mitigate an environmental effect. |
| project or prior to the Planning Commission action on the project if a LDTAC meeting is not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                         |
| ALUC Staff Responsibilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> ALUC staff shall review project submittals to assess whether the project is subject to ALUC review and, if so, whether the project submittal is complete. If additional information is needed, ALUC staff shall notify the project proponent immediately. Once the project submittal is complete, ALUC staff shall schedule an ALUC meeting within the required 60-day time frame. ALUC staff shall provide a preliminary review of the project to determine compatibility and shall provide a recommendation to the ALUC in a staff report. The staff report shall be made available to the ALUC and project proponent at least 5 days before the scheduled meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     | ✓                                                                                                                                                                       |
| ALUC Action Choices                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                                                                                         |
| <b>Policy 1.</b> When determining whether a land use is consistent or inconsistent with the Bryant Field and Lee Vining Airport Land Use Compatibility Plans, the ALUC shall evaluate the proposal using the policies and criteria in the Bryant Field and Lee Vining Airport Land Use Compatibility Plans. Although this plan recognizes the incompatibility of certain land uses in the airport land use planning area based on noise, safety, and airspace concerns, it also recognizes that there may be specific situations where a normally incompatible use may be considered compatible because of terrain, specific location, or other factors related to the site. After due consideration of applicable factors, the ALUC may find a normally incompatible land use to be acceptable. In such cases, the ALUC shall specify why the exception is being granted, and find that the use would not create a safety hazard, that airspace would not be violated, and that extraordinary circumstances related to the site justify the exception. Exceptions may be granted on a case-by-case basis, and shall not be generalized to include other sites. | ✓                                                   | ✓                                                                                                                                                                       |

The California RTP Guidelines of 2010 state that the purpose of the RTP Policy Element is to " address legislative, planning, financial, and institutional issues and requirements, as well as any areas of regional consensus. The Policy Element presents guidance to decision-makers of the implications, impacts, opportunities, and foreclosed options that will result from implementation of the RTP." The Policy Element also promotes consistent actions by state, regional and local agencies. The focus of the *Draft 2015 RTP Policy Element* remains the same as in previous RTPs: maintaining existing streets and highways, promoting complete streets and developing additional transit and non-motorized facilities.

Table 4.2-10 below lists all applicable proposed *RTP/Circulation Element* policies and actions, and identifies with a checkmark (✓) those policies and actions that will reduce to less than significant levels the potential impacts on land use associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.2-10. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR REGIONAL TRANSPORTATION PLAN &amp; CIRCULATION</b>                                                                                                                                                                                                                                                             |                                                                             |                                                             |                                                                   |                                                                     |                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                | <b>ENVIRONMENTAL IMPACTS</b>                                                |                                                             |                                                                   |                                                                     |                                                      |
|                                                                                                                                                                                                                                                                                                                                                                              | <b>4.2(a) Conflict with circulation policy, performance plan, ordinance</b> | <b>4.2(b) Conflict with a congestion management program</b> | <b>4.2(c) Increase risks through changed air traffic patterns</b> | <b>4.2(d) Result in inadequate emergency access, design hazards</b> | <b>4.2(e) Conflict with adopted multimodal plans</b> |
| <b>COUNTYWIDE LAND USE POLICIES OF THE RTP</b>                                                                                                                                                                                                                                                                                                                               |                                                                             |                                                             |                                                                   |                                                                     |                                                      |
| <b>GOAL 1: Correlate development of the transportation and circulation system with land use development</b>                                                                                                                                                                                                                                                                  |                                                                             |                                                             |                                                                   |                                                                     |                                                      |
| <b>Policy 1.A:</b> Plan and implement a transportation and circulation system that is consistent with the land use, housing and circulation policies in the Mono County General Plan.                                                                                                                                                                                        | ✓                                                                           | ✓                                                           | ✓                                                                 | ✓                                                                   | ✓                                                    |
| <b>Objective 1.A.1:</b> Evaluate the RTP to ensure consistency with Mono County General Plan policies. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement every four years with update of RTP.                                                                                                                                                     | ✓                                                                           | ✓                                                           | ✓                                                                 | ✓                                                                   | ✓                                                    |
| <b>Objective 1.A.2:</b> Amend these policies as necessary to ensure consistency between the RTP and Mono County General Plan policies. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement every four years with update of RTP.                                                                                                                     | ✓                                                                           | ✓                                                           | ✓                                                                 | ✓                                                                   | ✓                                                    |
| <b>Policy 1.B:</b> Plan and implement a transportation and circulation system to provide, but not substantially exceed, the capacities needed to serve the long-range travel demand of residents and visitors.                                                                                                                                                               | ✓                                                                           | ✓                                                           | ✓                                                                 | ✓                                                                   | ✓                                                    |
| <b>Objective 1.B.1:</b> Periodically update the long range regional travel demand by assessing changes in land use, housing and projected demographic changes, conducting travel surveys throughout the County and traffic counts on county roads, and by incorporating data from Caltrans' traffic monitoring system and traffic census program (e.g. Average Daily Traffic | ✓                                                                           | ✓                                                           | ✓                                                                 | ✓                                                                   | ✓                                                    |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| (ADT) volumes for state highways). <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement every four years with update of RTP.                                                                                                                                                                                                                                                                                                     |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 1.B.2:</b> Implement a biennial traffic counting program on county roads. <b>Timeframe:</b> Continue biennial counts over the 20-year timeframe of this plan.                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 1.B.3:</b> Continue to collaborate with Caltrans in its ten year origin and destination survey. <b>Timeframe:</b> Continue every decade.                                                                                                                                                                                                                                                                                                    | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 1.C:</b> Plan and implement a transportation and circulation system that supports the County's Land Use objectives of concentrating development in community areas.                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 1.C.1:</b> Accommodate future circulation and transit demand by using existing facilities more efficiently, or improving and expanding them before building new facilities                                                                                                                                                                                                                                                                  |                                                                      | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 1.C.2:</b> As transportation funding & maintenance dollars continue to be flat (or negative), consider providing a larger portion of discretionary funding towards maintaining and fixing current transportation infrastructure first. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; review compliance every four years with update of RTP; review funding with current STIP Transportation Improvement Program cycle. |                                                                      | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 1.D:</b> Plan and implement a transportation and circulation system that supports the County's Land Use objectives of maintaining and enhancing local economies.                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 1.D.1:</b> Avoid highway bypass of communities; instead, work to develop livable communities in those communities where the highway is Main Street while recognizing inter-regional concerns and functional classification constraints where they exist. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan.                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 1.E:</b> Land use/development projects with potential to significantly impact the transportation system shall assess potential impact(s) prior to approval. Examples of potential significant impacts include: (1) an increase                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| in traffic that is substantial in relation to the existing traffic load and capacity of the street system; and/or (2) disrupting or dividing the physical arrangement of an established community. The analysis shall: a. be funded by the applicant; b. be prepared by a qualified person under the direction of Mono County; c. assess the existing traffic and circulation conditions in the general project vicinity; d. describe the traffic generation potential of the proposed project both on-site and off-site; and e. recommend mitigation measures to avoid or mitigate the identified impacts, both on-site and off-site. Mitigations and monitoring programs shall be included in project plans and specifications and made a condition of project approval. Projects having significant adverse transportation impacts may be approved only if a statement of overriding considerations is made through the EIR process. Traffic impact mitigation measures may include, but are not limited to, off-site operational improvements, transit improvements, or contributions to a transit fund or road improvement fund. |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 1.F:</b> Require new development, when found necessary by the Public Works Director and consistent with application laws by County Counsel, to provide dedications for improvements such as bicycle and pedestrian paths, transit facilities, snow storage areas, and rights-of-way for future public roads identified in the Circulation Element, in conformance with the Subdivision Map Act (CGC §66475 et seq.).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 1.F.2:</b> Require new specific plans to contain a detailed plan, including financing, for local roadway and transit improvements as applicable. <b>Timeframe:</b> Ongoing over the 20-year plan timeframe.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>ECONOMIC POLICIES OF THE RTP</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 2: Plan and implement a transportation and circulation system that is responsive to the County's economic needs and fiscal constraints and that maintains the economic integrity of the County's communities.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 2.A:</b> Continue to develop and implement public/private partnerships for the development, operation, and maintenance of transportation improvements in the County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                         | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                           | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 2.A.1:</b> Seek partnership opportunities for Improvements to Mammoth Yosemite Airport, Countywide bicycle and pedestrian trails, pedestrian improvements in community areas, Scenic Byway implementation, Transportation improvements to Bodie State Historic Park, Eastern Sierra Transit System, YARTS, and others as applicable. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan. | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 2B:</b> Maintain existing public/private partnerships and seek ways of expanding those partnerships.                                                                                                                                                                                                                                                                                                            |                                                                      | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 2.B.1:</b> Maintain the partnership between the Town and Mammoth Mountain Ski Area for airport development. Seek other possible partners for that project. <b>Timeframe:</b> Ongoing over the 10-year short-term timeframe of this plan.                                                                                                                                                                     | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 2.C:</b> Enhancement of the County’s tourism and outdoor recreation based economy shall be a high priority in planning and developing transportation improvements for the County.                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 2.C.1:</b> Continue to participate in the Yosemite Area Regional Transportation System (YARTS). <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan.                                                                                                                                                                                                                                           |                                                                      | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 2.C.2:</b> Develop bicycle, pedestrian, parking, and transit facilities that enhance accessibility to and around community areas. <b>Timeframe:</b> See policies for non-motorized facilities later in this chapter.                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 2.D:</b> Ensure that new development and related transportation system improvements occur only when a funding mechanism is available for improvements needed to achieve and maintain specified modes and levels of service.                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 2.D.1:</b> Require new development, where applicable, to fund related transportation improvements as a condition of project approval. Under CGC § 53077, such exactions shall not exceed the cost of the benefit. <b>Timeframe:</b> Ongoing over 20-year plan timeframe; implement at time of project approval.                                                                                              |                                                                      | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                  | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 2.E:</b> Ensure that those benefiting from transportation improvements pay for those improvements.                                                                                                                                                                                                                                                                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 2.E.1:</b> Prioritize funding responsibility for transportation system improvements as follows: Improvements that serve countywide traffic demand: State & Federal funding; Improvements that serve local area demand = local funding (public & private). <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval. | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>RESOURCE EFFICIENCY POLICIES OF THE RTP</b>                                                                                                                                                                                                                                                                                                                                   |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 3: Plan and implement a resource efficient transportation and circulation system that supports sustainable development within the County.</b>                                                                                                                                                                                                                            |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 3.A:</b> Reduce GHG emissions through local land use and development decisions, and collaborate with local, state, and regional organizations to promote sustainable development.                                                                                                                                                                                      | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 3.A.1:</b> Work with the Town of Mammoth Lakes to identify and address existing and potential regional sources of GHG emissions. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                            | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Objective 3.A.2:</b> Analyze impacts of development projects on safety and involve emergency responders and public safety staff early and consistently in development of growth plans. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                |                                                                                         |                                                                         | ✓                                                                             | ✓                                                                               |                                                                  |
| <b>Objective 3.A.3:</b> Collaborate with the Town of Mammoth Lakes, and regional and state agencies to share land use and community design-related information. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval.                                                                                                        | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Objective 3.A.4:</b> Continue to involve diverse stakeholders through the RPACs (citizen-based) and Collaborative Planning Team (agency-based), to ensure County planning decisions represent community and stakeholder interests. <b>Timeframe:</b> Ongoing over 20-year timeframe of this plan; implement at time of project approval.                                      | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                              | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 4:</b> Provide for viable alternatives to travel in single-occupancy vehicles.                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.A.1:</b> Work with major employers to offer voluntary incentives and services that increase the use of alternative forms of transportation, particularly transit serving visitors and visitor-serving employees. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.A.2:</b> Provide bicycle access to transit services along transit corridors and other routes that may attract bicyclists, such as routes providing access to visitor-serving locations. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.A.3:</b> Develop a ridesharing program that uses a website and/or mobile technology to connect potential carpoolers. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.A.4:</b> Update and implement a countywide bicycle master plan as part of the RTP to guide bikeway policies and implement development standards to make bicycling safer, more convenient, and enjoyable. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.A.5:</b> Identify opportunities to offer bicycle-sharing programs in the community. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.A.6:</b> Encourage the installation of bicycle racks, showers and/or other amenities as part of new commercial and institutional development projects to promote bicycle use by new employees/residents. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                              | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 4.B:</b> Improve the efficiency of County fleet operations.                                                                                                                                                                                                                                                        | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 4.B.1:</b> Set fleet efficiency standards for new agency vehicles that can meet climate conditions and needs while reducing fuel use. Purchase or lease fuel efficient or alternative fuel vehicles, including zero or near-zero emission vehicles. <b>Timeframe:</b> In the 10-year short-term plan timeframe. | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                   | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 4.B.2:</b> Utilize technology options (e.g., digital service requests accessible by mobile devices) for field personnel to avoid extra trips back to the office. <b>Timeframe:</b> In the 10-year short-term timeframe of this plan.                                                                                                                                 | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 4.B.3:</b> Install battery systems for vehicles with onboard equipment to decrease truck idling while equipment is used. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 4.B.4:</b> When alternative fuel infrastructure (e.g. compressed natural gas fueling facilities, electric vehicle charging stations) is installed for county government use, ensure public access and use of agency facilities is considered in the design and operation of such facilities. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.B.5:</b> Provide incentives for the use of fuel-efficient, dual-fuel, or alternative fuel vehicles in agency service contracts. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 4.B.6:</b> Perform appropriate vehicle maintenance or retrofits to ensure maximum cold weather performance. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                                  | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 4.C:</b> Reduce vehicle miles traveled from employee commutes and County operations.                                                                                                                                                                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.C.1:</b> Implement a flexible work schedule for County employees incorporating telecommuting and modified schedules. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                       | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.C.2:</b> Offer County employees incentives to use alternatives to single-occupant auto commuting, such as parking cash-out, flexible schedules, transit incentives, bike facilities, bike-sharing programs, ridesharing services/subsidies, locker/shower facilities, and telecommuting. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.   |                                                                      |                                                      |                                                            |                                                              | ✓                                             |
| <b>Objective 4.C.3:</b> Offer employees incentives to purchase fuel efficient or alternative fuel vehicles. <b>Timeframe:</b> In 10-year short-term plan timeframe.                                                                                                                                                                                                               |                                                                      |                                                      |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                     | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Objective 4.C.4:</b> Construct employee bike stations with bike storage, showers, and repair space. <b>Timeframe:</b> In the 10-year short-term plan timeframe.                                                                                                                                                                                                                  | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.C.5:</b> Consolidate offices that community members often visit at the same time (such as building, planning, environmental health, permitting). <b>Timeframe:</b> In the 10-year short-term timeframe of this plan.                                                                                                                                                 | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.C.6:</b> Continue to use a crew-based maintenance plan instead of individual assignments to create a “carpool effect” that lowers annual VMT for maintenance staff. <b>Timeframe:</b> Within the 10-year short-term plan timeframe.                                                                                                                                  | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Policy 4.D:</b> Encourage the use of alternative fuels in County operations and throughout the community.                                                                                                                                                                                                                                                                        |                                                                               |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.D.1:</b> Develop permitting standards for installation of electric vehicle charging stations at residential and commercial buildings. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                        | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.D.2:</b> Install electric vehicle charging stations at public facilities, such as at parking lots and airports, for community use. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                           | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.D.3:</b> Streamline the permitting process for installing home or business electric vehicle charging stations. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                               | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.D5.4:</b> Work with SCE and Liberty Utilities to develop and implement an electric vehicle charging infrastructure plan. Coordinate efforts for major routes, such as U.S. 395, to provide alternative fueling infrastructure for the entire corridor, in compliance with state initiatives. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan. | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 4.D.5:</b> Require large-scale commercial and visitor-serving projects to include electric vehicle charging stations in parking areas. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                         | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 4.E:</b> Improve public transportation infrastructure.                                                                                                                                                                                                                                                                                                                    | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                            | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 4.E.1:</b> Work with YARTS and ESTA to increase the number and frequency of routes, or capacity of Dial-A-Ride programs serving Mono County. <b>Timeframe:</b> In the 10-year short-term plan timeframe.                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.E.2:</b> Continue to monitor the feasibility of a shuttle service connecting hotels, resorts, and campgrounds to locations such as Bodie, Mono Lake, and June Mountain Ski Area through the Unmet Transit Needs process. <b>Timeframe:</b> Within the 10-year short-term plan timeframe.                                                                    | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.E.3:</b> Use GPS and integrated software to increase reliability and timing awareness for system riders through trip planning and location information. <b>Timeframe:</b> Within the 10-year short-term plan timeframe.                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 4.F:</b> Implement engineering and enforcement solutions to improve vehicle fuel efficiency.                                                                                                                                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Objective 4.F.1:</b> Support State efforts to implement and enforce limitations on idling for commercial vehicles, construction vehicles, buses, similar vehicles. <b>Timeframe:</b> In the 10-year short-term plan timeframe.                                                                                                                                          | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 4.F.2:</b> Consider use of roundabouts in lieu of signalized intersections or stop signs as a way to improve traffic flow, reduce accidents and reduce GHG, consistent with state policies and procedures. Coordinate with Caltrans in implementing this objective on state highways. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 4.G:</b> Promote use of off-road vehicle maintenance best practices.                                                                                                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 4.G.1:</b> Improve maintenance of County off-road vehicles to reduce fuel use and reduce idling time. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                                 | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 4.G.2:</b> Implement the County's on & off-road equipment replacement plan to comply with CARB's heavy-duty vehicle Tier 4 requirements, to simultaneously reduce fuel use in the County fleet. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                       | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Objective 4.G.3:</b> Provide incentives to improve maintenance of agricultural vehicles and equipment to reduce fuel use. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                                                                                                                                                                        | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>ENVIRONMENTAL POLICIES OF THE RTP</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>GOAL 5 : Plan and implement a transportation and circulation system that provides access to the County's community, economic, and recreational resources while protecting and enhancing its environmental resources.</b>                                                                                                                                                                                                                                                                                                 |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 5.A:</b> Transportation system improvements shall be conducted in a manner that minimizes disturbance to the natural environment.                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 5.A.1:</b> Future transportation improvement projects with the potential to significantly impact environmental resources shall assess the potential impact(s) prior to project approval in compliance with Mono County General Plan policies in the Conservation/Open Space Element. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval.                                                                                                                 | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Objective 5.A.2:</b> Implement policies in the County's Conservation/Open Space Element pertaining to the development and implementation of programs to minimize deer and wildlife kills on roadways in the county, including clearing brush, improving signage, and enforcing speed limits. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement as highway/road projects are proposed.                                                                                                         | ✓                                                                             |                                                               |                                                                     | ✓                                                                     |                                                        |
| <b>Policy 5.B:</b> Work with applicable agencies to fully integrate environmental review and processing into regional transportation planning.                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 5.B.1:</b> Caltrans, USFS, BLM, the CDFW, the LTC, the County, the Town of Mammoth Lakes, applicable citizen planning committees and other appropriate agencies should work together to 1) define environmental objectives, 2) design transportation projects in a manner that improves the transportation system and the surrounding community and/or natural environment, 3) incorporate environmental mitigations and enhancement projects into planning for transportation improvements to state and local | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| circulation systems, and 4) seek funding to implement identified mitigations and environmental enhancement projects. Potential environmental enhancement projects are identified in Appendix C of this Plan. <b>Timeframe:</b> Ongoing over the 20-year plan timeframe; implement as transportation improvements projects are proposed and developed.                                                                            |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 6: Develop and enhance the transportation and circulation system in a manner that protects the County's natural and scenic resources and that maximizes opportunities for viewing those resources.</b>                                                                                                                                                                                                                   |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 6.A:</b> Develop and maintain roads and highways in a manner that protects natural and scenic resources.                                                                                                                                                                                                                                                                                                               | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 6.A.1:</b> Locate roads so that topography and vegetation screen them. When feasible, use existing roads for new development. Minimize cut and fill activities for roadway construction, especially in scenic areas and along hill slopes. Minimize stream crossings in new road construction. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement during project design and construction. | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 6.A.2:</b> Implement road maintenance BMPs to minimize impacts to sensitive habitats, such as sage grouse. <b>Timeframe:</b> Ongoing over 20-year plan timeframe; implement during project design and construction.                                                                                                                                                                                                 | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 6.B:</b> Maintain State and Local scenic highway and byway designations and provide opportunities to enhance/interpret natural and scenic resources along those routes.                                                                                                                                                                                                                                                | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 6.B.1:</b> Pursue funding for improvements (turnouts, interpretive areas) along US 395. <b>Timeframe:</b> In 10-year short-term plan timeframe.                                                                                                                                                                                                                                                                     | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 6.B.2:</b> Visually enhance/screen or relocate County and Caltrans maintenance yards along U.S. 395 to less visually sensitive areas. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                                                       | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 6.C:</b> Designate additional Federal, State, and Local scenic highways and byways within the County.                                                                                                                                                                                                                                                                                                                  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                 | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 6.C.1:</b> Work with appropriate agencies and organizations to support the designation of additional scenic highways and byways in the County. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 6.C.2:</b> Support recommendations in BLM's Bishop Area Resource Management Plan for the designation of the following scenic and backcountry byways: <u>Scenic Byways:</u> Geiger Grade (north from Bodie), Bodie Road, State Hwy 89; <u>Backcountry Byway:</u> Bodie to Aurora Road. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 6.D:</b> Incorporate public art into non-motorized and motorized transportation facilities and projects to enhance user enjoyment and visual appeal.                                                                                                                                                                                                                  | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Objective 6.D.1:</b> Work with the Mono County Arts Council or other agencies to acquire funding for public art projects as part of related transportation improvement projects. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 6.D.2:</b> Where feasible, use public art elements such as natural rock sculptures or designed low-profile screening to enhance corridor scenic qualities and mitigate potential visual impacts. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 7: Provide for the development of a transportation and circulation system that preserves air quality in the County.</b>                                                                                                                                                                                                                                                 |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 7.A:</b> Implement Transportation Demand Management (TDM) measures to reduce the investment required in new or expanded facilities, reduce auto emissions, and increase energy efficiency of the transportation system. Share TDM implementation responsibility with Caltrans, Town, the private sector, including developers of new projects and existing employers. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 7.A.1:</b> Develop a TDM program for the county offices. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.                                                                                                                                                                                                                                   | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <p><b>Objective 7.A.2:</b> Encourage TDM &amp; traffic mitigation measures that divert automobile commute trips to transit whenever reasonably convenient. Encourage the following private sector and local agency programs:</p> <p>(a) Programs for new projects: site design for transit access, bus turnouts and passenger shelters, secure bicycle parking, street layouts and geometrics that accommodate buses and bicycles, land dedication for transit. (b) Employer programs to encourage transit use to job centers may include: transit information centers, transit ticket subsidies for employees, private transit services. (c) Local government programs may include: site design for transit access, bus turnouts and passenger shelters, park and ride lots. (d) Advanced technology applications that reduce trip generation and/or provide traveler information to enhance local traffic patterns.</p> <p><b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.</p> | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <p><b>Objective 7.A.3:</b> Encourage TDM and traffic mitigation measures that increase average vehicle occupancy as follows: (a) Employer/developer programs may include vanpools, carpools, ridesharing programs, preferential parking, and transportation coordinator positions; (b) Local government or agency programs may include flexibility in parking requirements. <b>Timeframe:</b> In the 10-year short-term plan timeframe.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <p><b>Objective 7.A.4:</b> Work as a member of the Rural Counties Task Force to secure funding for local transportation and demand management projects. <b>Timeframe:</b> Within the 10-year short-term timeframe of this plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <p><b>Policy 7.B:</b> Encourage large employers (50+ employees) to provide transit to employees and to promote carpooling among their employees.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <p><b>Objective 7.B.1:</b> Work with existing large employers to set up and monitor employee transit programs, such as employee shuttle services and carpooling. <b>Timeframe:</b> In the 10-year short-term timeframe of this plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <p><b>Objective 7.B.2:</b> Require future large space development to coordinate employee transportation services with provision of employee housing and, if needed, to submit an employee transportation program as a condition of approval. <b>Timeframe:</b> In the 10-year short-term timeframe of this plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 7.C:</b> Transportation plans and projects shall be consistent with the Mono County Ozone Attainment Plan, the Mammoth Lakes AQMP, Particulate Emissions Regulations for Mammoth Lakes, GBUAPCD's Regulation XII, Conformity to Transportation Plan SIPs/Programs/Projects Developed, Funded or Approved Under Title 23 USC or the Federal Transit Act, and other applicable local, state, and federal air emissions regulations.                                                                                    | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 7.C.1:</b> Consult with GBUAPCD on transportation plans and projects and on the transportation element of future development projects. <b>Timeframe:</b> Ongoing over 20-year plan timeframe; implement at the time of project processing/approval.                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>LIVABLE COMMUNITIES POLICIES OF THE RTP</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 8: Plan and implement a transportation and circulation system that provides for livable communities, while maintaining efficient traffic flow and alternative transportation modes to the automobile.</b>                                                                                                                                                                                                                                                                                                              |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 8.A:</b> Design or modify roadways to keep speeds low in community areas in order to provide a safe and comfortable environment for all users, including bicyclists and pedestrians, through communities.                                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 8.A.1:</b> Design or modify roadways to keep speeds on local streets in accordance with Mono County Code 11.12. <b>Timeframe:</b> Ongoing over 20-year timeframe of this plan; implement at time of project approval.                                                                                                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 8.A.2:</b> Design or modify roadways inside communities to keep speeds on arterials and collectors in accordance with Mono County Code 11.12. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval.                                                                                                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 8.A.3:</b> Increase pedestrian and transit friendliness of streets by using context sensitive design measures such as those identified in the Bridgeport Main Street Plan and as listed below (some may not be appropriate on interregional routes): Gateway entrances, Narrower travel lanes (10-11'), Medians with turning pockets, Bike lanes, Provision for parking lanes (7-8'), Roundabouts, Bus pullouts for regional and intra-city bus service, Landscaping between street and sidewalk (such as hanging | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| flower baskets and street trees), 6-12' wide sidewalks at right-of-way line, Textured or colored pavement materials in sidewalks and streets in selected locations, Curb extensions, Numerous crosswalks, Flashing lights or other warning devices, Pedestrian oriented warning signs, Landscape treatments to help slow traffic, Building design and placement to give a sense of enclosure, Aesthetically compatible CMS/speed radar feedback/alert system to slow traffic and enforce town speed limits. <b>Timeframe:</b> Ongoing over 20-year timeframe of this plan; implement at time of project approval.                                                                                                |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 8.A.4:</b> Research and, if feasible, establish a modal hierarchy for streets; high-traffic arterials would be automobile focused, followed by transit, bikes, pedestrians. Residential streets may be prioritized for pedestrians first. <b>Timeframe:</b> In 10-year short-term timeframe of this plan.                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.B:</b> Increase safety, mobility and access for pedestrians and bicyclists within community areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 8.B.1:</b> Design the street system with multiple connections and direct routes. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 8.B.2:</b> Provide networks for pedestrians and bicyclists that are as safe as the network for motorists, including: Sidewalks with ample widths, Vertical curbs, Planter strips to separate sidewalks from street, Parked cars along the street, Crosswalk lanes provided at regular and frequent intervals, Raised medians with pedestrian refuges where warranted on wide streets, Context sensitive lighting, Bus pullouts for regional & intra-city bus service, Bike lanes in town centers serving as a 5-6 foot buffer between the parking lane or sidewalk and the travel lane, Snow removal. <b>Timeframe:</b> Ongoing over 20-year plan timeframe; implement at time of project approval. | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 8.B.3:</b> Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets; e.g., separate trails along direct routes and new walking/biking access points. <b>Timeframe:</b> Ongoing over 20-year plan timeframe; implement at time of project approval.                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                  | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                               | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Objective 8.B.4:</b> Incorporate transit-oriented design features into streetscape renovations, e.g., covered shelters, marked bus pull-outs, along with ADA compatible improvements. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval.            | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 8.C:</b> Transform communities into more attractive, functional, safe and enjoyable spaces.                                                                                                                                                                                                         | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 8.C.1:</b> Utilize context sensitive traffic control alternatives wherever feasible. Explore alternatives to traffic signals including 4-way stop signs and roundabouts. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this plan; implement at time of project approval.               | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 8.C.2:</b> Provide streetscape improvements; e.g., lighting (for edges, walkways, and to screen parking areas), landscaping, benches, trash receptacles. <b>Timeframe:</b> Ongoing over the 20-year project timeframe.                                                                           | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 8.C.3:</b> Maintain public spaces; e.g., pressure wash sidewalks, remove litter, groom landscaping, repair damaged benches and trash receptacles. <b>Timeframe:</b> Ongoing over 20-year project timeframe.                                                                                      | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 8.C.4:</b> Continue to be creative in dealing with snow plowing and storage in order not to block sidewalks, parking areas, and street access in community areas. <b>Timeframe:</b> Ongoing over the 20-year project timeframe.                                                                  | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 8.C.5:</b> Work to improve ADA access in all communities. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this project.                                                                                                                                                                  | ✓                                                                             |                                                               |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 8.C.6:</b> As land uses and building changes occur, seek to provide a walkable development pattern with a mix of uses within that area. Provide design guidelines to enhance the streetscape appearance. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this project.                   | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 8.C.7:</b> Improve parking in community areas with the following measures: Clearly mark on-street parking, Provide parking on side streets with direct and easy connections to main street, Control access to parking areas, Consider mixed use designs that incorporate parking behind or below | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                 | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| commercial or other structures, Improve the layout of onsite parking to minimize pedestrian conflicts and prevent backing into the roadway to exit.<br><b>Timeframe:</b> Ongoing over the 20-year timeframe of this project.                                                                    |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 8.D:</b> Consider and develop context sensitive design measures for communities. Work with Caltrans to consider/develop “context sensitive design” standards for communities along state Highways including the inter-regional routes.                                                | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 8.D.1:</b> Work with Caltrans to consider and develop context sensitive design standards within developed communities on the state highway system. <b>Timeframe:</b> Ongoing over the 20-year plan timeframe.                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 8.D.2:</b> Identify and develop demonstration projects for the implementation of context sensitive designs and measure their success, such as has been done along Bridgeport’s Main Street. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this project.                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 8.D.3:</b> Monitor the work of Caltrans, Division of New Technologies, to keep abreast of new products and features as they are approved. <b>Timeframe:</b> Ongoing over 20-year timeframe of this project.                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 8.D.4:</b> Work closely with Caltrans, Mono County, the Town of Mammoth Lakes and product manufactures to have new products developed for applications on the town, county, and state transportation system. <b>Timeframe:</b> Ongoing over the 20-year timeframe of this project. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>OPERATIONAL IMPROVEMENT POLICIES OF THE RTP</b>                                                                                                                                                                                                                                              |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 9: Provide for an improved countywide highway &amp; roadway system to serve the long-range projected travel demand to improve safety.</b>                                                                                                                                               |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 9.A.</b> Enhance the safety of the countywide road system.                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.1.</b> Support projects on local roads that upgrade structural adequacy, consistent with Caltrans standards and county Road Standards.<br><b>Time frame:</b> Ongoing over the 20-year time frame of this project.                                                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 9.A.2.</b> Support projects outside community areas that widen existing narrow streets, highways and bridges in areas experiencing heavy                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                 | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| truck traffic, where consistent with the policies of this plan. <b>Time frame:</b> Ongoing over the 20-year time frame of this project.                                                                                                                                                                                                                                         |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 9.A.3.</b> Provide effective measures to increase capacity for arterial roads experiencing congested vehicle flow. <b>Time frame:</b> Ongoing over the 20-year time frame of this project.                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.4.</b> Support an efficient and effective winter snow-removal operation. <b>Time frame:</b> Ongoing over 20-year time frame of this project.                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.5.</b> Support CMS (Changeable Message Signs), HAR, and/or curve warning system deployments where effective in reducing accidents. <b>Time frame:</b> Ongoing over the 10- and 20-year plan time frame                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.6.</b> Investigate and identify where additional snow-storage areas are needed. <b>Time frame:</b> Over the 10-year plan time frame.                                                                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 9.B.</b> Reduce the potential for wildlife collisions to improve transportation system safety.                                                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.7.</b> Seek funding for undercrossing passageways for mule deer where highways intersect traditional migratory routes to reduce collisions and animal mortality. <b>Time frame:</b> Over the 10- and 20- year time frame of this plan.                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.8.</b> Seek funding to widen existing undercrossing passageways for mule deer and other wildlife to reduce collisions and animal mortality. <b>Time frame:</b> Over the 10- and 20- year plan time frame.                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 9.A.9.</b> Incorporate measures in to the design of new roads and road upgrades to reduce collisions between vehicles and deer/wildlife, such as increasing driver line-of-sight and incorporating short sections of exclusion fencing that directs animals to areas of improved visibility. <b>Time frame:</b> Over the 10- and 20- year time frame of this plan. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 9.B.</b> Ensure that County's multi-year Capital Improvement Program (CIP) addresses long-range transportation system improvements.                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 9.B.1.</b> Use the CIP to establish improvement priorities and scheduling for transportation system improvement. Prioritize improvement                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                       | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| needs on the premise that maintenance, rehabilitation, and reconstruction of the existing system have first call on available funds. <b>Time frame:</b> Ongoing over the 20-year time frame of this project; review every two years with update of the STIP.                                                                                          |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 9.C.</b> Local roads shall be engineered using system performance criteria (safety, cost, volume, speed, travel time).                                                                                                                                                                                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 9.C.1.</b> Require new development to comply with the county Road Improvement Standards as a condition of project approval. The Public Works Department shall work with developers to meet this objective where appropriate. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at time of project approval. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 9.C.2.</b> Public Works will review and update county Road Standards to provide alternative design standards. <b>Time frame:</b> In the process of being completed.                                                                                                                                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 9.C.3.</b> Require correction of potential safety deficiencies (e.g., inadequate road width, lack of traffic-control devices, intersection alignment) as a condition of project approval. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 9.D.</b> Ensure that transportation projects comply with the requirements of the Americans with Disabilities Act (ADA) and are accessible to all persons.                                                                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 9.D.1.</b> Integrate ADA requirements into the planning and development processes for all transportation projects. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                                                                                                  | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>GOAL 10: Maintain the existing system of streets, roads and highways in good condition</b>                                                                                                                                                                                                                                                         |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 10.A.</b> Establish maintenance, rehabilitation and reconstruction priorities for County roads based on financial and health and safety considerations.                                                                                                                                                                                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Objective 10.A.1.</b> Work with Caltrans to program a pavement and asset management program in the OWP as maintenance and rehabilitation strategies for County roads. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review every two years, during the STIP process.                                                                                                                                    | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 10.A.2.</b> Work with the county Public Works Department to develop maintenance, rehabilitation, and reconstruction priorities for County roadways. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review every two years, during the CIP process.                                                                                                                                             | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 10.B.</b> Pursue all means to maximize funding for asset management and roadway maintenance.                                                                                                                                                                                                                                                                                                                            | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 10.B.1.</b> Maximize state/federal funding for road maintenance. <b>Time frame:</b> Ongoing over the 20-year plan timeframe; implement during annual budget process.                                                                                                                                                                                                                                                 | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 10.B.2.</b> Promote full distribution of "County Minimum" appropriations. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement during annual budget process.                                                                                                                                                                                                                               | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 10.B.3.</b> Investigate the use of alternative funding mechanisms for roadway improvements and maintenance; e.g., mitigation fees, sales tax initiatives, redevelopment areas, assessment districts, and the use of zones of benefit. <b>Time frame:</b> Within the next 10 years, during the short-term time frame of this plan.                                                                                    | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 10.B.4.</b> Investigate management alternatives for improving and maintaining privately owned roadways; e.g., County or special district management, community groups or association management. Require new development projects proposing private roads to establish a road maintenance entity as a condition of project approval. <b>Time frame:</b> Within next 10 years, during the short-term plan time frame. | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>GOAL 11: Maintain a safe and effective communication system throughout the county.</b>                                                                                                                                                                                                                                                                                                                                         |                                                                               |                                                               |                                                                     |                                                                       |                                                        |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                             | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 11.A.</b> Provide each community with adequate, reliable cell phone service in order to provide emergency phone service and to allow for trip reductions and other economic benefits resulting from increased telecommuting opportunities.                                                                                        |                                                                      | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 11.A.1.</b> Determine areas that need improved cell service through an inventory of shadow areas and coverage gaps. <b>Time frame:</b> Within the next 10 years, during the short-term plan time frame.                                                                                                                        |                                                                      |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>ACTIVE AND NON-MOTORIZED TRANSPORTATION</b>                                                                                                                                                                                                                                                                                              |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 12: Provide for the use of non-motorized means of transportation, which increases the proportion of trips accomplished by biking and walking, increases the safety and mobility of non-motorized users, enhances public health, and provides a broad spectrum of projects to benefit many types of active transportation users.</b> |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 12.A.</b> Develop/implement multi-modal transportation plans, programs, projects for all community areas to provide for development of well-coordinated & designed non-motorized/motorized facilities.                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.A.1.</b> Implement policies and programs in Town and County multi-modal plans, such as trails plans and bikeway plans. <b>Time frame:</b> Ongoing within the next five years as funding becomes available.                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.A.2.</b> Implement recommendations for non-motorized facilities contained in the Main Street Revitalization Plan for US 395 through Bridgeport. <b>Time frame:</b> Currently being completed.                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.A.3.</b> Implement multi-modal projects identified in the list of current programming and projects (Appendix D). <b>Time frame:</b> Ongoing within the next five years as funding becomes available.                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 12.B.</b> Seek opportunities for federal, state, county, town, and private participation, when appropriate, in the construction and maintenance of non-motorized facilities.                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.B.1.</b> Seek partnership opportunities for the following projects: Countywide bicycle and pedestrian trail development; Pedestrian improvements in community areas; Transportation options to Bodie State                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| Historic Park; Other non-motorized transportation projects as applicable; ADA compliance. <b>Time frame:</b> In the 10-year short-term plan time frame.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 12.C.2.</b> Pursue opportunities for ATP funding and other grants for disadvantaged communities by qualifying criteria and, when possible, submitting data showing how local communities qualify as disadvantaged. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.                                                                                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 12.D.</b> Plan for and provide a continuous and easily accessible trail system within the region, particularly in June Lake and other community areas (see the June Lake Loop Trails Map). When possible, use existing roads and trails to develop a trail system. Connect the trail system to commercial and recreational areas, parking facilities, residential areas, and transit services. See the Mono County General Plan Conservation/Open Space Element for additional policies relating to trails.                                                                                            | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.D.1.</b> Work with appropriate agencies, organizations, and community groups to further develop the proposed Eastern Sierra Regional Trail (ESRT) for Mono County. The ESRT is currently a conceptual plan for a trail system that would increase recreational opportunities in the county as well as provide crucial linkages to and between communities that are currently not met with existing modes of transit. The conceptual plan includes both historic-route sections and community-route sections. <b>Time frame:</b> Within the next 10 years, during the short-term plan time frame. |                                                                      |                                                      |                                                            |                                                              | ✓                                             |
| <b>Objective 12.D.2.</b> Project managers for Town, County and State projects shall regularly consult with local citizens, commissions/committees and mobility user groups such as the cycling community, RPACs, and the town Planning and Economic Development Commission during project design to determine if bike and pedestrian facilities are appropriate or warranted. <b>Timeframe:</b> Over the 20-year plan time frame: review compliance during the County budget process and the biennial SHOPP, STIP and ATP process.                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.D.3.</b> Work with other communities in unincorporated county on trails plan development based on level of community interest and staff capacity. <b>Time frame:</b> In next 10 years, during short-term plan timeframe.                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 12.E.</b> Develop a safe and convenient bicycle and pedestrian circulation system as a portion of the total active transportation network.                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 12.E.1.</b> Implement the Livable Communities goals and policies as previously discussed in that section. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 12.E.2.</b> Develop additional Safe Routes to Schools routes under the ATP. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 12.E.3.</b> Require rehabilitation projects on streets and highways to consider including bicycle facilities (e.g., wider shoulders, bike lanes or bike-climbing lanes) that are safe, easily accessible, convenient to use, and that provide a continuous link between destinations. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>TRANSIT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 13: Assist with development and maintenance of transit systems as a component of multi-modal transportation systems in Mono County.</b>                                                                                                                                                                                                                                                                                                 |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 13.A.</b> Support ESTA in providing coordinated transit services in the Eastern Sierra.                                                                                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 13.A.1.</b> Support implementation of prioritized strategies contained in the Inyo-Mono Counties Coordinated Public Transit-Human Services Transportation Plan Update. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review annually at the time of the “unmet transit needs” hearing.                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 13.A.2.</b> Maintain and improve transit services for transit-dependent citizens in Mono County, including the continuation and improvement of social services transportation services. Ensure that transit services comply with requirements of the Americans with Disabilities Act (ADA). <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review annually at the time of the “unmet transit needs” hearing. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 13.A.3.</b> Support public transit financially to the level determined 1) by the “reasonable to meet” criteria during the annual unmet transit needs hearing, and 2) by the amount of available funds. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review annually at the time of the “unmet transit needs” hearing.                                                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 13.A.4.</b> Continuously survey transit use to determine the effectiveness of existing services and to identify possible needed changes in response to changes in land use, travel patterns, and demographics. Expand services to new areas when density is sufficient to support public transit. When and where feasible, promote provision of year-round scheduled transit services to link the communities of Mono County with recreational sites and with business and employment centers. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review annually at the time of the “unmet transit needs” hearing. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 13.A.5.</b> Pursue all available funding for provision of transit services and facilities, including state/federal funding and public/private partnerships. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review biennially at the time of the STIP planning process.                                                                                                                                                                                                                                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 13.A.6.</b> Maximize the use of existing transit services by actively promoting public transportation through mass media and other marketing strategies. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review annually at the time of the “unmet transit needs” hearing.                                                                                                                                                                                                                                                                                                                                       | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 13.A.7.</b> Work with appropriate agencies to coordinate the provision of transit services in the county in order to provide convenient transfers and connections between transit services. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review annually at the time of the “unmet transit needs” hearing.                                                                                                                                                                                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 13.B.</b> Promote the development of an inter-modal transportation system in Mono County that coordinates the design and implementation of transit systems with parking facilities, trail systems, and airport facilities.                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                       | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Objective 13.B.1.</b> Coordinate the design and implementation of transit systems with parking facilities, trail systems, and airport facilities, including convenient transfers among transit routes and various transportation modes. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at the time of project planning and design. | ✓                                                                                       | ✓                                                                       | ✓                                                                             |                                                                                 | ✓                                                                |
| <b>Objective 13.B.2.</b> Encourage paratransit services in community areas. Promote efficiency and cost effectiveness in paratransit service such as use of joint maintenance and other facilities. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.                                                                                         | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 13.B.3.</b> Require major traffic generating projects to plan for and provide multiple modes of circulation/transportation. This may include fixed-transit facilities, such as bus turnouts and passenger shelters. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at the time of project planning and design.           | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Policy 13.C.</b> Pursue funding for transit-related capital improvements.                                                                                                                                                                                                                                                                                          | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 13.C.1.</b> Continue supporting the transit replacement program that includes funding through the STIP. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                                                                                                                             | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 13.C.2.</b> Pursue funding for capital improvements such as bus shelters, transportation hubs, office space for administration, dispatch centers, vehicle- maintenance facilities, etc. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.                                                                                        | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 13.D.</b> Continue improving interregional transit services.                                                                                                                                                                                                                                                                                                | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 13.D.1.</b> If warranted, work with transit service providers to improve the existing regional bus transit service. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                                                                                                                 | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 13.D.2.</b> Support expansion of the regional air transportation system. <b>Time frame:</b> Within the 10-year short-term plan timeframe.                                                                                                                                                                                                                | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 13.D.3.</b> Continue to participate in the Yosemite Area Regional Transportation System (YARTS). <b>Time frame:</b> Ongoing over the 20-year time frame of this plan.                                                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 14: Provide for the parking needs of residents and visitors, particularly in community areas.</b>                                                                                                                                                                                                                                                                                                                                                 |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 14.A.</b> Public parking facilities shall serve the needs of residents and visitors.                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 14.A.1.</b> Inventory parking demand, and existing parking hazards and limitations, in community areas and recreational destinations (e.g., Bodie State Historic Park, Mono Lake, etc.). Develop a prioritized list of needed public parking improvements. <b>Time frame:</b> In the next two years.                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 14.A.2.</b> Design and operate public parking facilities to maximize use of those facilities (e.g., joint use parking, centralized community parking for downtown commercial facilities, convenient connections to transit and pedestrian facilities) so that the overall area required for parking is minimized. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at the time of project design and approval. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 14.A.3.</b> Minimize the visual impacts of parking areas through the use of landscaping, enclosed parking, siting that screens the parking from view, or other appropriate measures. <b>Time frame:</b> Ongoing over the 20-year plan timeframe; implement at time of project design and approval.                                                                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 14.B.</b> Public parking facilities shall be a component of the multimodal transportation system within Mono County.                                                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 14.B.1.</b> Connect parking facilities to pedestrian, bicycle, and transit facilities in a manner that provides convenient connections. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at the time of project design and approval.                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Objective 14.B.2.</b> In community areas, develop public parking facilities in conjunction with the implementation of livable communities principles (see non-motorized facilities policies). <b>Time frame:</b> Ongoing over the 20-year plan timeframe; implement at time of project design and approval.                                                                                                               | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 14.B.3.</b> Develop a Park-and-Ride Master Plan for the county. Ensure that the plan addresses park-and-ride facilities that provide both for informal carpooling and for linkages with existing and future transit services. The plan should also address funding for the establishment and maintenance of park-and-ride facilities. <b>Time frame:</b> Within the 10-year short-term time frame of this plan. | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>AVIATION</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>GOAL 15: Provide for the safe, efficient, and economical operation of the existing airports in the county.</b>                                                                                                                                                                                                                                                                                                            |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 15.A.</b> Maintain and increase the safety at County airports.                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 15.A.1.</b> Work with the Town of Mammoth Lakes on the future development of the Mammoth Yosemite Airport to provide improvements to increase the safety and efficiency of the operation. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.                                                                                                                                             | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 15.A.2.</b> Assess safety needs at Lee Vining & Bridgeport airports, including annual operations and maintenance needs. <b>Time frame:</b> Ongoing over 20-year plan timeframe; review during RTP update process.                                                                                                                                                                                               | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 15.A.3.</b> Obtain available funding for operations and maintenance at County airports. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement annually.                                                                                                                                                                                                                                | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Policy 15.B.</b> Maintain adequate facilities throughout the county to meet the demand of residents and visitors for passenger, cargo, agricultural and emergency aviation services.                                                                                                                                                                                                                                      | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Objective 15.B.1.</b> Assess demand for passenger, cargo, agricultural and emergency aviation services at County airports. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review during the RTP update process.                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 15.B.2.</b> Obtain available funding for capital improvements at County airports. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review during the STIP process.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Policy 15.C.</b> Airports shall be a component of the multi-modal transportation system within Mono County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 15.C.1.</b> Continue to ensure that transit services are available from the Mammoth Yosemite Airport to Mammoth Lakes, and work to expand transit services to surrounding communities (e.g., June Lake). <b>Time frame:</b> Ongoing over 20-year time frame of this plan.                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Policy 15.D.</b> Development and operations of the County airports shall be consistent with the surrounding land uses and natural environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 15.D.1.</b> The ALUC shall maintain up-to-date Comprehensive Land Use Plans (CLUPs) for Bryant Field, Lee Vining, and Mammoth Yosemite airports to ensure land use compatibility. CLUPs shall also be consistent with the county and town General Plans, applicable area plans and specific plans and other local plans such as Inyo & Humboldt-Toiyabe National Forest Land and Resource Management Plans, the Mono Basin Scenic Area Comprehensive Management Plan, and BLM's Resource Management Plan. <b>Time frame:</b> Ongoing over the 20-year plan timeframe; implement every 4 years, if necessary, in conjunction with the RTP update. | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>PLAN CONSISTENCY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>GOAL 16: Policies and programs in the Mono County RTP shall be consistent with state and federal goals, policies, and programs pertaining to transportation systems and facilities.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 16.A.</b> Coordinate policies and programs in the Mono County RTP with regional system performance objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 16.A.1.</b> Coordinate local transportation planning with Caltrans regional system planning for local highways. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review during the STIP process and at the time of the RTP update.                                                                                                                                                                                                                           | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 16.B.</b> Coordinate policies and programs in the Mono County RTP with statewide priorities and issues and State transportation planning documents.                                                                                                                                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 16.B.1.</b> Coordinate local transportation planning with Caltrans systems planning for local highways. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; review during the STIP process and at the time of the RTP update.                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 16.B.2.</b> Ensure that local transportation planning is consistent with the RTIP, STIP, and FSTIP. <b>Time frame:</b> Ongoing over the 20-year plan timeframe; review during STIP process and at time of the RTP update.                                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 16.C.</b> Ensure that RTP policies and programs are consistent with federal and state programs addressing accessibility and mobility.                                                                                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 16.C.1.</b> Ensure that local transportation planning is consistent with ADA requirements. <b>Time frame:</b> Ongoing over the 20-year plan time frame; review during the STIP process and at the time of the RTP update.                                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>PUBLIC PARTICIPATION PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 17: Provide for a community-based public participation process that facilitates communication among citizens and agencies within the region and ensures cooperation in the development, adoption, and implementation of regional transportation plans and programs. The desired goal is consensus regarding a system-wide approach that maximizes utilization of existing facilities and available financial resources, fosters cooperation, and minimizes duplication of effort.</b> |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 17.A.</b> Actively foster the public outreach process in order to increase community participation in the transportation planning process.                                                                                                                                                                                                                                                                                                                                          | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Objective 17.A.1.</b> To improve efficiency and policy coordination, utilize existing community entities whenever possible for public outreach during the transportation planning process. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement on monthly basis or as needed.                                                                                                                                                                                   | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                    | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Objective 17.A.2.</b> Coordinate transportation planning activities through established forums, such as the Collaborative Planning Team, RPACs, workshops on transportation-related topics (e.g., Livable Communities, pedestrian planning, bicycle planning); annual unmet transit needs hearing for transit issues; annual LTC public hearing. <b>Time frame:</b> Ongoing over the 20-year plan timeframe; implement as needed for specific topics. | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 17.A.3.</b> Reach out to solicit input on transportation policies and programs from groups unrepresented or underrepresented in the past; e.g., Native American communities, Hispanic community members, and Town of Mammoth Lakes Hispanic Advisory Committee. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; develop outreach programs as needed during the next two years.                                         | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 17.A.4.</b> Consult with local tribal governments on a regular basis to ensure that their transportation needs are addressed. <b>Time frame:</b> Ongoing annually or as needed over the 20-year time frame of this plan.                                                                                                                                                                                                                    | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 17.B.</b> Coordinate transportation planning outreach programs with Caltrans in a manner that provides for efficient use of agency staff and citizen participation.                                                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 17.B.1.</b> Group transportation-related items on commission/committee agendas quarterly when feasible. Provide Caltrans with descriptions of agenda items at least two weeks before the quarterly meetings. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement on quarterly basis or as needed.                                                                                                                | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 17.B.2.</b> For commissions/committees that deal with state highway issues on a more frequent than quarterly basis, facilitate communication between Caltrans and the commissions/committees. <b>Time frame:</b> Ongoing over the 20-year plan time frame; implement as needed.                                                                                                                                                             | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 17.B.3.</b> Work with Caltrans to ensure consultation with local groups during the preparation of Project Study Reports and similar documents and to allow for public participation during the design phase. For                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                    | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| locally initiated transportation planning projects on the State Highway System, coordinate with Caltrans to allow for public participation. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement as needed during the planning process.                                                                                  |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 17.B.4.</b> Coordinate with Caltrans to determine when transportation issues are of such broad community interest that informational meetings or hearings hosted by Caltrans would be the most beneficial way of gathering community input. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement as needed. | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>COMMUNITY POLICIES OF THE RTP</b>                                                                                                                                                                                                                                                                                                               |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>ANTELOPE VALLEY</b>                                                                                                                                                                                                                                                                                                                             |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 18: Provide and maintain an orderly, safe, efficient transportation system that preserves the rural character of Antelope Valley.</b>                                                                                                                                                                                                      |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 18.A.</b> Retain the scenic qualities of US 395 in Antelope Valley.                                                                                                                                                                                                                                                                   | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 18.A.1.</b> Ensure that future highway improvements in the Antelope Valley protect the scenic qualities in the area.                                                                                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 18.A.2.</b> Consider additional landscaping along US 395 in appropriate areas.                                                                                                                                                                                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 18.A.3.</b> Support preservation of the heritage trees along US 395.                                                                                                                                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 18.B.</b> Support safety improvements to existing circulation system in the Valley.                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 18.B.1.</b> Support operational improvements to the existing two-lane US 395.                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 18.B.1.a.</b> Promote shoulder widening along US 395 to allow for bike, pedestrian, and equestrian use.                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 18.B.1.b.</b> Promote installation of turn lanes on US 395 as needed.                                                                                                                                                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 18.B.1.c.</b> Consider improvements to reduce deer collisions in the Valley as needed.                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                     | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 18.B.1.d.</b> Support operational and safety improvements on Eastside Lane and US 395.                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 18.C.</b> Provide a loop trail system in the Valley for use by bicyclists and pedestrians.                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 18.C.1.</b> Seek funding for development of multi-use and single-purpose trails along routes to be identified in the Valley.                                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 18.D.</b> Develop a main street program for US 395 in Walker.                                                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 18.D.1.</b> Create a Main Street plan for Walker to improve the visitor experience, provide for enhanced wayfinding and use of community assets (park, community center, Mountain Gate, etc.) for residents and visitors. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 18.D.1.a.</b> Seek grant funding for a Main Street program in cooperation with business owners, Caltrans, and the RPAC.                                                                                                   | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>SWAUGER/DEVIL'S GATE</b>                                                                                                                                                                                                         |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 19: Provide and maintain a circulation system that maintains the rural character of the area.</b>                                                                                                                           |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 19.A.</b> Correlate circulation improvements and future land use development.                                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 19.A.1</b> Minimize the impacts of new and existing roads.                                                                                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 19.A.1.a.</b> Limit new secondary roads to those necessary for access to private residences.                                                                                                                              | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 19.A.1.b.</b> Minimize the visual impacts of roads by using construction practices that minimize dust and erosion.                                                                                                        | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 19.A.1.c.</b> Prohibit roadway construction on designated wet meadow areas.                                                                                                                                               | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 19.A.1.d.</b> Establish a speed limit of 25 mph on all secondary roads.                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>BRIDGEPORT VALLEY</b>                                                                                                                                                                                                            |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 20: Provide and maintain a safe and efficient transportation system in the Valley while retaining the rural qualities of the area and supporting a vibrant local Main Street</b>                                            |                                                                      |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                           | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 20.A.</b> Provide safety improvements to the existing circulation system in the Valley.                                                                                                                                                                                                                                      | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 20.A.1.</b> Support operational improvements to US 395 & SR 182.                                                                                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Action 20.A.1.a.</b> Support shoulder widening along US 395 and SR 182 from the Evans Tract to the Bridgeport Reservoir Dam and state line while continuing to provide for current uses, such as stock travel.                                                                                                                         | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Action 20.A.1.b.</b> Support study of safety/operational improvements at the following Intersections, which were also analyzed and considered in the Bridgeport Main Street Revitalization Project Final Report: junction of US 395/SR 182; Emigrant Street junction with US 395; and Twin Lakes Road junction with US 395 southbound. | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Action 20.A.1.c.</b> Support the addition of bike lanes on SR 182 consistent with the county Bikeway Plan.                                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 20.A.1.d.</b> Support shoulder widening on US 395 north of the Humboldt-Toiyabe National Forest housing complex.                                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Action 20.A.1.e.</b> Support a left turn lane on Virginia Lakes Road from northbound US 395.                                                                                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            |                                               |
| <b>Policy 20.A.2.</b> Request that the California Highway Patrol enforce the speed limit in Bridgeport.                                                                                                                                                                                                                                   | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 20.A.3.</b> Provide parking improvements to address parking-related safety problems.                                                                                                                                                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 20.A.3.a.</b> Collaborate with Caltrans to study the ability to reduce red-curb-ing at the corners of side streets entering US 395 in Bridgeport due to the back-in angled parking design and/or reduction of curb cuts.                                                                                                        | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 20.A.3.b.</b> Provide additional off-street parking for County office use, court use, oversize recreational vehicles such as RVs and trailers, and visitors to Bridgeport.                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 20.A.3.c.</b> Monitor the operational effectiveness of back-in angled parking design on Main Street, and continue to improve design and driver education methods.                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                          | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 20.A.4.</b> Support improvements to SR 270 to enhance the visitor experience.                                                                                                                                  | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Action 20.A.4.a.</b> Support efforts to pave/improve SR 270 to Bodie State Historic Park.                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 20.B.</b> Provide a trail system in the Valley for use by bicyclists, pedestrians, equestrians, and OHV use.                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 20.B.1.</b> Develop a Trails Plan for all skill levels, ages and user types.                                                                                                                                   | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 20.B.1.a.</b> Develop a Bridgeport Area Trails Plan illustrating existing regional trails that is ready for publication and distribution.                                                                      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 20.B.1.b.</b> Develop a wayfinding system that directs travelers to recreation amenities from the town.                                                                                                        | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Action 20.B.1.c.</b> Work with appropriate agencies to develop a Bridgeport Area Trails Plan that identifies future trail development opportunities.                                                                  | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 20.B.1.d.</b> Seek all available funding sources for trail improvements and maintenance.                                                                                                                       | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 20.B.1.e.</b> Encourage trail users and recreationalists outside Bridgeport Valley to come into town by providing services such as a free hiker shuttle.                                                       | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 20.B.2.</b> Preserve historical access for equestrian use.                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 20.B.2.a.</b> Encourage dispersed equestrian use consistent with plans and land use designations.                                                                                                              | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 20.B.3.</b> Explore winter trails and recreation opportunities.                                                                                                                                                | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 20.B.2.a.</b> Survey winter trail resort areas, such as the Methow Valley in Washington State, for success stories, trail plan examples, the trail development process, and financing and maintenance options. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 20.B.2.b.</b> Work with local winter trail organizations to explore development and maintenance partnerships                                                                                                   | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 20.C.</b> Support Complete Street concepts that provide for safe travel for people using any legal mode of travel, including bicycling, walking,                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| riding transit, and driving; the Livable Communities policies; and the results of the Bridgeport Main Street Revitalization Project.                                                                                                                                                                                                                 |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 20.C.1.</b> Develop plans for Main Street Revitalization in Bridgeport, including traffic calming, pedestrian safety and other enhancements to encourage exploration of the town and surrounding area.                                                                                                                                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 20.C.1.a.</b> Retain, and refine as needed, the current design of one travel lane in each direction with a center turn lane, and recommend a colored center turn lane.                                                                                                                                                                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 20.C.1.b.</b> Prioritize and support continued implementation of pedestrian and bicycle facility improvements, such as completing sidewalk gaps and repairs, (removable) curb extensions, pedestrian-scale street lights, pedestrian furniture, street trees, crosswalk improvements (increased number, pedestrian-activated lights), etc. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 20.C.1.c.</b> Encourage Main Street properties to take pride in aesthetic appearances and implement building designs from the Bridgeport Idea Book.                                                                                                                                                                                        | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 20.C.1.d.</b> Actively seek partners to develop a multi-agency office and visitor center complex.                                                                                                                                                                                                                                          | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 20.C.1.e.</b> Seek to install monument signs at each end of town to announce to highway travelers that they are entering a community.                                                                                                                                                                                                      | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 20.C.1.f.</b> Request improved pedestrian access and crossings on the north and south sides of the Walker River Bridge.                                                                                                                                                                                                                    | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 20.C.1.g.</b> Work with Caltrans to install infrastructure for a banner over Main Street.                                                                                                                                                                                                                                                  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 20.C.2.</b> Improve multi-modal transportation facilities within and surrounding the town core, including residential neighborhoods.                                                                                                                                                                                                       | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 20.C.2.a.</b> Improve pedestrian and bicycling facilities, such as bike lanes on Twin Lakes Road, striping bike/pedestrian lanes on County roads, and possibly pursuing raised sidewalks in the future.                                                                                                                                    | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                     | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>BODIE HILLS</b>                                                                                                                                                                                                                  |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 21: Provide for multiple modes of access to Bodie to enhance safe, convenient travel and accessibility for Bodie visitors, in a manner consistent with the Bodie Experience</b>                                             |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 21.A.</b> Improve existing transportation and access to the Bodie Bowl. Minimize congestion, traffic noise, dust, and improve rough roads and parking facilities.                                                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 21.A.1.</b> Limit traffic in the State Park to a level consistent with the Bodie Experience.                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.A.1.a.</b> When developing traffic limitations for the Bodie Hills Planning Area, consider the carrying capacities for the Park, as established in the Bodie State Historic Park Resource Management Plan of 1979.     | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 21.A.1.b.</b> Recommend to State Parks that it update the carrying-capacity estimates shown in Table 15.                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.A.1.c.</b> Consider development of a parking lot and shuttle system terminal near Bodie.                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.A.1.d.</b> Promote development of a Bodie Visitor Center in Bridgeport; encourage development of interpretive facilities at the Center to relieve visitor impacts on the town and assist in dispersing Bodie visitors. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 21.A.2.</b> BLM, Caltrans and Mono County should continue to provide a road system in the Bodie Hills that serves the public and private landowners.                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.A.2.a.</b> BLM will consult with the private landowners, Mono County, other agencies, and local communities prior to any actions that might affect access to private or public property.                               | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.A.2.b.</b> Mono County should consider accepting dedication of secondary routes across private lands as unimproved, low-maintenance County roads when the private landowner makes application.                         | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Action 21.A.2.c.</b> Existing roads should be utilized whenever possible; construction of new roads should be avoided except where essential for health, safety and access to private property.                                  | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                  | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 21.A.2.d.</b> State Parks should continue to work with Mono County to seek and implement methods to reduce the washboard and dust problems on the County roads leading into the Area of Critical Environmental Concern (ACEC); i.e., the Bodie Bowl.                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 21.B.</b> Provide for alternative modes of travel into Bodie.                                                                                                                                                                                                                                                                                                       | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 21.B.1.</b> Promote the use of unique and historically compatible modes of travel to Bodie such as rail, horse-drawn wagons and carriages, and equestrian.                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 21.B.1.a</b> Support preservation of the old railroad grade from Mono Mills to Bodie.                                                                                                                                                                                                                                                                                  | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.1.b.</b> Investigate the potential and financial feasibility of reconstructing the rail, and reestablishing rail service to Bodie.                                                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.1.c.</b> Highlight and interpret the old railroad grade as a trail route to Bodie.                                                                                                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.1.d.</b> Provide for wagons and similar historically compatible travel modes to Bodie through concession agreements and designation of routes.                                                                                                                                                                                                                    | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.1.e.</b> Seek funding for development of historically compatible modes of transportation to Bodie.                                                                                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 21.B.2.</b> Develop a trails system for the Bodie Hills that provides for equestrian, cycling, and pedestrian use.                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.B.2.a.</b> Inventory existing trails in the Bodie Hills. Request State Parks to inventory trails within the Historic Park.                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.B.2.b.</b> Identify in this plan, the Mono County Trails Plan, the Bodie State Historic Park Management Plan, and the BLM North of Bishop Off Highway Vehicle Plan, pedestrian, bicycle and/or equestrian trails that will provide alternative access into Bodie. Existing trails, rather than new trails, should be utilized to access an area whenever practical. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.B.2.c.</b> Avoid development of, or promotion of, trails crossing private property without the landowner's consent.                                                                                                                                                                                                                                                 | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 21.B.2.d.</b> BLM and State Parks should inform private landowners of proposed actions or improvements on public lands that may affect adjacent private lands.                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.B.2.e.</b> Seek grants and other funding for trail system development.                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.2.f.</b> Prioritize trail development/improvement projects in this plan to expedite applications for grant funding.                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.B.2.g.</b> Coordinate trail development with other modes of travel; provide trail linkages to the visitor center, parking areas, transit hubs and recreation nodes.                                                                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.2.h.</b> Request State Parks to take the following actions: 1. Rake or otherwise smooth the path from the parking lot into town; 2. Provide some close bus parking or a loading area; 3. Provide some sort of rustic shade structure near the restrooms and bus loading area with adequate seating for 20-30 people; 4. Keep restrooms operable. If closed for some reason, bring in a 'port-a-potty' near the parking lot; 5. Keep the drinking fountain operable. Consider installing a couple more in the park. | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.2.i.</b> Provide bicycle racks and a bicycle parking area at the Visitor Center.                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.2.j.</b> Consider winter use for appropriate trails. Designate applicable trails available for Nordic ski, snowshoe, and snowmobile use.                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 21.B.2.k.</b> Pursue development of a Bodie loop bike route along SR 270, Cottonwood Canyon Rd, SR 167, and US 395. The route should consist of a shared roadway with minimum 4-foot paved shoulder. Cottonwood Canyon Rd should ultimately be paved with similar shoulders.                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 21.C.</b> Provide transportation amenities that facilitate use of multiple modes of travel, such as scenic turnouts, interpretive kiosks, a common signing program, and a transit hub.                                                                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 21.C.1.</b> Highlight SR 270's designation as a BLM Scenic Byway                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                           | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                        | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 21.C.1.a.</b> Develop a roadside interpretive program for SR 270 and the Cottonwood Canyon Road, including scenic turnouts.                                                                                                  | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.C.1.b.</b> Seek funding for scenic turnouts, roadside interpretive amenities, roadside recreation facilities, and associated improvements along SR 270.                                                                   | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.C.1.c.</b> Coordinate the Bodie Scenic Byway with the US 395 Scenic Byway. Provide for common signage, kiosk designs, and interpretive facilities where feasible.                                                         | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Policy 21.C.2.</b> Pursue improvements in the Bodie Hills that enhance visitor access and amenities consistent with the Bodie Experience.                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.C.2.a.</b> Develop a parking lot and shuttle system terminal near Bodie. The location of the terminal should be determined through an ongoing planning process with the public and the Bodie Planning Advisory Committee. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.C.2.b.</b> Continue to seek methods to reduce the washboard and dust problems on routes leading into the ACEC.                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.C.2.c.</b> Pave and maintain SR 270 to the cattle guard at the edge of the Bodie Bowl                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.C.2.d.</b> Until SR 270 is paved to the cattle guard, the Mono County Road Department should maintain the road in accordance with the agreement between Mono County and State Parks                                       | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Action 21.C.2.e.</b> Recommend that Mono County pave the Cottonwood Canyon Road. Until it is paved, the Road Department should apply a dust inhibitor or road sealant where needed.                                                 | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Action 21.C.2.f.</b> Concessionaires may be considered for solving transportation problems such as providing shuttle services or alternative access such as horseback.                                                              | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Objective 21.D.</b> Maintain the Bodie Hills Planning area road system.                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 21.D.1.</b> BLM and Mono County will continue to provide a road system in the Bodie Hills that serves the public and the private landowners.                                                                                 | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                        | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 21.D.1.a.</b> BLM will consult with private landowners and Mono County prior to closures or other actions that might affect access to private property.                                                                                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.D.1.b.</b> Mono County will consider accepting dedication of secondary routes across private lands as unimproved, low-maintenance County roads where the private landowner makes application.                                                                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 21.E.</b> Facilitate travel connections with local and regional recreation nodes and visitor services, such as Mono Lake, Yosemite, and the Bridgeport, June Lake and Mammoth Lakes recreational attractions.                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 21.E.1.</b> Promote transportation and transit improvements between recreational attractions.                                                                                                                                                                                                                                                                                | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.E.1.a.</b> Provide for bus and transit facilities in or near Bodie Bowl.                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.E.1.b.</b> Pursue improvements for elderly and handicap access to Bodie.                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 21.E.1.c.</b> Support improvements, transit connections and Bodie information dissemination at Lee Vining, Bridgeport (Bryant Field), and Mammoth Yosemite airports.                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 21.E.2.</b> Development projects with the potential to adversely impact circulation at Bodie shall provide appropriate mitigation                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 21.E.2.a.</b> Any proposed project that would potentially result in an increase of traffic into, through or around the State Park may be required to develop an alternative access that will avoid the park                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 21.E.3.</b> Require new development, where applicable, to fund related transportation improvements as a condition of project approval. Under CGC §53077, such exactions shall not exceed the cost of the benefit.                                                                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 21.E.2.a.</b> Future development projects with potential to significantly impact transportation shall assess potential impact(s) prior to project approval. Examples of potential significant impacts include causing an increase in traffic that is substantial in relation to existing traffic load and street system capacity: and/or disrupting or dividing the physical | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| arrangement of an established community. The analysis shall: be funded by the applicant; be prepared by a qualified person under direction of Mono County; assess existing traffic and circulation in the general project vicinity; describe the traffic generation potential of the proposed project both on site and off site; and recommend mitigations to avoid or mitigate the identified impacts, both on site and off site. Mitigations and associated monitoring programs shall be included in the project plans and specifications and shall be made a condition of approval for the project. Projects with significant adverse impacts may be approved only if a statement of overriding considerations is made through the EIR process. |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 21.E.2.b.</b> Traffic impact mitigation measures may include, but are not limited to, off-site operational improvements, transit improvements, or contributions to a transit fund or road improvement fund.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>MONO BASIN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 22: Provide and maintain a multi-modal circulation system and related facilities that promote the orderly, safe, and efficient movement of visitors, residents, goods and services within the Mono Basin; that invites pedestrian use, provides for pedestrian and cyclist safety and contributes to the vitality and attractiveness of the Lee Vining community; and that facilitates travel to Yosemite and other nearby points of interest.</b>                                                                                                                                                                                                                                                                                         |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 22.A.</b> Provide operational and safety improvements along highways in the Mono Basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 22.A.1.</b> Promote the inclusion of safety improvements along US 395, SR 120, and SR 167 in routine maintenance projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 22.A.1.a.</b> Request Caltrans to incorporate turnouts for scenic viewing and congestion relief into highway rehabilitation projects in the Mono Basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 22.A.1.b.</b> Work to assure that speed limits are safe and appropriate to the density and mix of uses by pedestrians, sightseers, motorists, residences and businesses along US 395, consistent with state law.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                         | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 22.A.2.</b> Fully consider the safety needs of cyclists and pedestrians, as well as motorists, in the design and maintenance of highway improvements.                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.A.2.a.</b> Work with Caltrans, Mono County LTC, and other applicable agencies to ensure that pedestrian needs and opportunities are addressed in road design and environmental assessment phases.                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.A.2.b.</b> Recommend the incorporation of appropriate measures to slow traffic approaching Lee Vining on US 395 from the south.                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.A.2.c.</b> Keep public highways open as long as practical during the shoulder season to provide access to recreation and other communities.                                                                                                                                                                                | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Objective 22.B.</b> Provide a comprehensive coordinated trail system in the Basin for use by bicyclists, pedestrians, and equestrians.                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 22.B.1.</b> Periodically review, update and implement the Mono Basin portions of the Mono County Trails and Bikeway Plan.                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 22.B.1.a.</b> Work with government and private property owners to create recreational trail segments connecting population centers with attractions and recreation access points.                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.B.1.b.</b> Identify desired trail segments that are supported by the community, and implement trail development.                                                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 22.B.1.c.</b> Identify and consider impacts to historic lifestyles and existing uses of any potential trail, and consult with the Kutzadika Tribe in particular.                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.B.1.d.</b> Request Caltrans to incorporate shoulders sufficient for bike travel (8 feet) into highway rehabilitation projects in the Mono Basin.                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.B.1.e.</b> Encourage the inclusion of cyclist amenities; e.g., bike-parking areas and racks, water and shade at activity centers in the Mono Basin. Activity centers include community and visitor centers, scenic kiosks and turnouts, interpretive sites, campgrounds, schools, parks, and some business establishments. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                       | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 22.B.1.f.</b> Coordinate with land management and transportation agencies, such as the BLM, Caltrans, ESTA, YARTS, USFS and LADWP, to ensure adequate access and responsible use.                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.B.1.h.</b> Participate with the National Park Service, USFS, Caltrans and other agencies in the Mono-Yosemite trail planning effort, and incorporate appropriate outcomes into the Eastern Sierra Scenic Byway and Regional Trail System.                                                | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 22.C.</b> Improve parking opportunities in Lee Vining.                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 22.C.1.</b> Pursue the development of additional parking for the Lee Vining central business district.                                                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.1.a.</b> Assess the availability of feasible parking sites near or within the central business district.                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.1.b.</b> Investigate the feasibility of establishing a parking district to acquire, improve and maintain public parking areas. Consider mechanisms to allow for local businesses to participate in the district for the purpose of securing needed off-site commercial parking spaces. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.1.c.</b> Continue to investigate suitable sites for truck parking near Lee Vining.                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.1.d.</b> Review residential parking needs and consider modifications to parking requirements.                                                                                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.1.e.</b> Through a public process, and in coordination with Caltrans, consider the feasibility of reducing travel lanes and adding diagonal and/or parallel parking on US 395 through Lee Vining.                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 22.C.2.</b> Manage existing and future parking areas in a manner that maximizes utility and minimizes conflicts with residential land uses.                                                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.2.a.</b> Develop design guidelines for parking lot development to ensure that parking areas are landscaped and buffered to prevent noise, air pollution, and visual impacts on nearby properties.                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 22.C.2.b.</b> Continue to monitor and refine the updated Mono County parking requirements for commercial uses in Lee Vining, which provides for reducing the number of required parking spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.2.c.</b> Consider restricting overnight parking along local streets in Lee Vining and guiding truck parking to areas outside Lee Vining but within walking distance via signage.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.C.2.d.</b> Consider requiring new development or expansion of existing development to provide 20% of their required parking spaces for oversize uses; i.e., trucks, trailers, buses, RVs.                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 22.D.</b> Continue to explore additional elements that may be suitable for the comprehensive streetscape plan for the Lee Vining commercial district that enhance pedestrian safety, connectivity (including trails) and make Lee Vining a more attractive place to walk, live, and work.                                                                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 22.D.1.</b> Develop a collaborative set of policies for US 395 corridor through Lee Vining. Participants should include: Mono County; Mono County LTC; Lee Vining FPD; Local businesses; Lee Vining PUD; Caltrans; Lee Vining community . Policies should address: Road improvements; Underground utility placement; Pedestrian facilities; Community entryway improvements; Crosswalks; Street furniture/trash bins/doggy bags; Parking; Lighting; Transit facilities; Speed limits and enforcement; Signage; Corridor aesthetics; Landscaping/fencing; Community themes; Drainage facilities; Mid-block crossing with flashing light. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 22.D.2.</b> Pursue available funding for streetscape improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 22.D.2.a.</b> Prepare Project Study Reports for projects that implement the streetscape plan to qualify for State Transportation Improvement Program funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 22.D.2.b.</b> Request the inclusion of Lee Vining streetscape improvement projects in the Regional Transportation Improvement Program and the State Transportation Improvement Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                   | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Action 22.D.2.c.</b> Seek grant funding, including Active Transportation Program funds, other MAP-21 funding sources, and Community Development Block Grants funds to implement the streetscape plan.                                                                                                                                                                          | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 22.D.2.d.</b> Work with Caltrans through the highway project planning and environmental review processes to fund applicable aspects of the streetscape plan, such as the Caltrans maintenance yard.                                                                                                                                                                     | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 22.D.3.</b> Ensure that streetscape improvements are compatible with maintenance practices and capabilities.                                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 22.D.3.a.</b> Improvement designs should be sensitive to maintenance issues and minimize potential conflicts with maintenance operations. Improvement designs should be reviewed by the entities responsible for their maintenance.                                                                                                                                     | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 22.D.3.b.</b> Aggressively pursue innovative ways of meeting community improvement needs and maintenance requirements.                                                                                                                                                                                                                                                  | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Action 22.D.3.c.</b> Conduct periodic meetings with the community, affected businesses, and maintenance providers to monitor the success of improvements and to adjust plans as necessary.                                                                                                                                                                                     | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Policy 22.D.4.</b> Improvement designs for the US 395 corridor in Lee Vining shall address the needs of all feasible modes of people movement, including transit, cyclists, pedestrians, and local and interregional traffic. The movement of interregional traffic shall not be the sole consideration in the design of highway improvements within the Lee Vining community. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 22.D.4.a.</b> Provide safe and convenient pedestrian and biking facilities, working with Caltrans when applicable, to reduce vehicular traffic, increase local livability, and encourage visitors to explore town.                                                                                                                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 22.D.4.b.</b> Prioritize pedestrian safety facilities and improvements on US 395 over other facility improvements. Emphasize safe travel for pedestrians to community and activity centers, such as schools, parks, library, museums and visitor centers.                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                               | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                            | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Action 22.D.4.c.</b> Support transit connections in Mono City and Lee Vining that provide local and regional connections for residents and visitors                                                     | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 22.D.5.</b> Support the revitalization of Main Street.                                                                                                                                           | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Action 22.D.5.a.</b> Pursue planning, implementation grants, and funds to support Main Street and Livable Community goals, such as the Scenic Byway planning grant.                                     | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Action 22.D.5.b.</b> Explore options for encouraging and facilitating the use of vacant commercial space for new businesses.                                                                            | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 22.D.5.c.</b> Encourage businesses to provide public gathering spaces to contribute to the vitality and activity of Main Street.                                                                 | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Action 22.D.5.d.</b> Support an attractive Main Street through actions such as the promotion of the Mono County Design Guidelines to complement Lee Vining’s small-town character and attract visitors. | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 22.E.</b> Continue to plan for/ improve airport facilities to expand air travel opportunities for residents and increase tourism opportunities.                                               | ✓                                                                             | ✓                                                             | ✓                                                                   |                                                                       | ✓                                                      |
| <b>Policy 22.E.1.</b> Prepare and maintain an airport master plan for the Lee Vining Airport.                                                                                                              | ✓                                                                             | ✓                                                             | ✓                                                                   |                                                                       | ✓                                                      |
| <b>Action 22.E.1.a.</b> Pursue funding for preparation of a Lee Vining Airport Master Plan.                                                                                                                | ✓                                                                             | ✓                                                             | ✓                                                                   |                                                                       | ✓                                                      |
| <b>Action 22.E.1.b.</b> Promote the use and improvement of Lee Vining Airport for Yosemite travelers as the closest airport to Yosemite National Park.                                                     | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Action 22.E.1.c.</b> Initiate community conversations about the opportunities available through an expansion of airport-related services.                                                               | ✓                                                                             |                                                               | ✓                                                                   |                                                                       |                                                        |
| <b>Action 22.E.1.d.</b> Consider visual sensitivity of the Lee Vining Airport surroundings to prevent further degradation of the Scenic Area.                                                              | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 22.E.1.e.</b> The County shall complete the revegetation project at the Lee Vining Airport to address visibility and dust concerns.                                                              | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 22.F.</b> Coordinate circulation improvements with land development to maintain small-town quality of life for residents.                                                                     | ✓                                                                             |                                                               |                                                                     | ✓                                                                     |                                                        |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 22.F.1.</b> Transportation improvements should accompany development projects that impact the circulation infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Action 22.F.1.a.</b> Require development projects to include transportation improvements to accommodate project demands on the circulation infrastructure, including pedestrian improvements, adequate parking for autos and buses, improved encroachments onto public roads, and associated drainage improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Action 22.F.1.b.</b> Promote land development that enables people to live near their workplaces and that reduces dependence on the automobile.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 22.F.1.c.</b> Pursue planning, implementation grants, and funds to support Main Street and Livable Community goals, such as the Scenic Byway planning grant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 22.G.</b> Examine road maintenance facilities location options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 22.G.1.</b> Continue community discussions and exploring potential solutions for location of the County and/or Caltrans yards with the intent to: Maintain a high level of related services, such as snow removal; Retain the authenticity of a working community; Navigate the challenges of cost, timeline, environmental issues, agency coordination and the location of a new site to ensure project feasibility. Brownfields grants could assist with some of these issues; Provide more appropriate Main Street uses, such as workforce/residential housing, commercial, and/or mixed use; Improve connectivity between the high school, park, community center, USFS Visitor Center and the community; Increase available commercial space to open new businesses, and improve the vibrancy and aesthetics of Main Street; and Recognize the junction of US 395/SR 120 as an important viewshed for the community and its visitors, and therefore, a project should avoid potential impacts to that viewshed. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 22.H.</b> Provide for the transportation needs of the Yosemite area traveler in a manner consistent with the YARTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                             | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 22.H.1.</b> Coordinate Lee Vining transportation planning with the YARTS and local transportation providers.                                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.H.1.a.</b> Request that one or more representatives from the Mono Basin and the County Supervisor representing the Mono Basin be appointed to serve on appropriate YARTS committees.                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 22.H.1.b.</b> Develop Yosemite regional transportation policies for inclusion in the Mono County RTP and the Mono County General Plan Circulation Element as part of the YARTS process.                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 22.H.1.c.</b> Assist YARTS by facilitating a community dialog on Yosemite transportation issues and policies.                                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 22.H.1.d.</b> Support Lee Vining as a host for YARTS services such as the High Country Hiker Shuttle.                                                                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Objective 22.I.</b> Utilize technological advances to reduce demands on local roads and transportation facilities, and to provide convenient road and tourist information to area travelers.                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 22.I.1.</b> Utilize technological advances to disseminate travel information in the region.                                                                                                                                                                                       | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.I.1.a.</b> Support Caltrans efforts to install changeable message signs at key locations along US 395 to disseminate travel information. Signs should be appropriate for a rural setting and should not be billboard/urban style signs.                                        | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 22.I.1.b.</b> Promote expanded use of the Internet, teleconferencing, and other technological means to reduce vehicle trips within the Mono Basin.                                                                                                                                | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 22.I.1.c.</b> Identify local hazards, such as dangerous wind areas on US 395, defensible space to reduce wildfire risk, wildlife migration corridor road crossings, and road areas lacking cell phone coverage, and work with the appropriate entities to mitigate those hazards. | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>YOSEMITE</b>                                                                                                                                                                                                                                                                             |                                                                      |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <p><b>GOAL 23: Yosemite National Park is a national and worldwide treasure that must be protected and preserved. Bordering the Park's eastern boundary, and serving as its only access point from Eastern California, Mono County is an important component of the Yosemite region. Through its transportation planning efforts, the Mono LTC will assist in the preservation and protection of the Park while still providing for visitor enjoyment, by strengthening the relationship between the Yosemite region and its eastern access through communities along the US 395 corridor</b></p> |                                                                      |                                                      |                                                            |                                                              |                                               |
| <p><b>Objective 23.A</b> Support the Park's mission to preserve the resources that contribute to Yosemite's unusual character and attractiveness: its exquisite scenic beauty; outstanding wilderness values; diverse Sierra Nevada ecosystems; historic resources including its Native American heritage; and role in national conservation ethic. These resources are to be made available for enjoyment, education and recreation while left unimpaired.</p>                                                                                                                                  | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <p><b>Policy 23.A.1.</b> Management of Yosemite's congestion and access should be accomplished in a way that enhances the quality of life and quality of experience in gateway communities.</p>                                                                                                                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <p><b>Policy 23.A.2.</b> Coordinate with local plans when planning potential gateway corridor improvements to assist in dispersing transportation-related impacts from visitors to Yosemite. Develop an access plan with Caltrans, YNP, and the LTC.</p>                                                                                                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <p><b>Policy 23.A.3.</b> The importance of Yosemite to the regional economy should be a primary factor when considering opening and closing dates for Tioga Pass.</p>                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <p><b>Policy 23.A.4.</b> Continue working with Yosemite National Park on traffic and parking-related issues to provide the best visitor experience while supporting environmental preservation within the Yosemite region.</p>                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <p><b>Policy 23.A.5.</b> Transit-related infrastructure should maximize consideration for the environment; e.g., convenient, well-signed transit stops with appropriate safety and environmental considerations, including pedestrian and bike linkages.</p>                                                                                                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <p><b>Objective 23.B.</b> Improve opportunities for access by alternative modes (transit, bicycles, pedestrians, air, other non-auto modes).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Policy 23.B.1.</b> In support of YARTS regional transit and other alternative modes for access to Yosemite, encourage multi-modal infrastructure projects that complement the gateway communities, emphasize alternatives to the auto, and integrate joint use of facilities.                                                               | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 23.B.2.</b> Encourage the use of alternative travel modes for access into Yosemite, including transit and bicycles; e.g., transit riders should have priority access at Park gates and guaranteed access to the Valley.                                                                                                              | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 23.B.3.</b> Promote the Mono Yosemite Trail as an access route for alternative travel modes.                                                                                                                                                                                                                                         | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 23.B.4.</b> Maintenance and improvement projects on SR 120 should focus on accommodating alternative transportation modes, particularly cycling. Provide connections to trails, appropriate signage, and staging areas for cyclists.                                                                                                 | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 23.B.5.</b> Encourage Yosemite National Park, Caltrans, and Mono County to work cooperatively to develop bicycle facilities on SR 120 both within and outside the Park.                                                                                                                                                              | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 23.B.6.</b> YARTS should continue to provide transit service from the Eastern Sierra to Tuolumne Meadows and should seek to formalize national park funding to sustain that service.                                                                                                                                                 | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 23.B.7.</b> YARTS should accommodate bicyclists and hikers and their gear. YARTS transit facilities should include bike lockers at transit stops and bike racks at key locations. The National Park Service is encouraged to provide bike rentals in Yosemite, and a bike sharing program in key locations, such as Yosemite Valley. | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 23.C.</b> Encourage diversity in visitor destinations and experiences.                                                                                                                                                                                                                                                            | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 23.C.1.</b> YARTS should be developed and implemented in a way that best supports local economies, including: a. Using YARTS to change visitor behavior to include longer stays in the Eastern Sierra; i.e., staying in the Eastern Sierra and using YARTS for day trips to Yosemite; b.                                             | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                  | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| Encouraging Yosemite National Park in a policy of dispersing visitors to other areas in the Park and the gateway communities; c. Promoting YARTS' marketing efforts to include information about gateway attractions, including activities, attractions, amenities and trip itineraries.                                                                                         |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 23.C.2.</b> Plan for and promote the concept that the Yosemite experience begins or ends in Mono County. Marketing the Yosemite experience should be a countywide effort.                                                                                                                                                                                              | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 23.C.3.</b> Provide facilities that support a diversity of visitors, including a diversity of lodging types, staging for a variety of activities, and providing information in several languages.                                                                                                                                                                      | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Objective 24.D.</b> Provide for safe and consistent access between Yosemite National Park and its eastern gateway.                                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 24.D.1.</b> To facilitate visitor travel planning and provide some certainty for local gateway economies, the LTC should work with Yosemite National Park to guarantee opening and closing dates for SR 120 West.                                                                                                                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 24.D.2.</b> Promote opening the areas along SR 120 to Tuolumne Meadows as soon as conditions are safe.                                                                                                                                                                                                                                                                 | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 24.D.3.</b> Consider using pricing mechanisms as a means to fund Tioga Road opening activities; work with Yosemite National Park to ensure that a portion of entry fees are set aside to fund road opening.                                                                                                                                                            | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 24.D.4.</b> Accurate and timely information about conditions in the Park should be available in the gateway communities.                                                                                                                                                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 24.D.5.</b> Maintenance and improvement projects on SR 120 should focus on improving safety, including providing turnouts to allow for safe stops and passing areas, and/or a fast lane/express lane for buses and pass holders (eg. Wawona Rd). Facilities for cyclists and pedestrians should include trailhead parking retention, signage, safe road crossings etc. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Objective 24.E.</b> Develop transportation infrastructure that supports access to and within communities along the US 395 corridor.                                                                                                                                                                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                        | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                              | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 24.E.1.</b> SR 120 should remain a trans-Sierra highway open to through traffic for as long as the weather allows. Road-opening policies should promote late closures and early openings based on road conditions.                 | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               |                                                                  |
| <b>Policy 24.E.2.</b> Support improvements to key access routes to Mono County and the eastern gateway corridors.                                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 24.E.3.</b> Resource management decisions in the Park (e.g., changes in allowable land uses, access, and overnight accommodations) should consider impacts to gateway communities and access corridors.                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>JUNE LAKE</b>                                                                                                                                                                                                                             |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 25: Provide and maintain a multi-modal circulation system and related facilities that promote the orderly, safe, and efficient movement of people, goods, and services, and preserve the mountain village character of June Lake</b> |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 25.A.</b> Promote development of a multi-modal circulation system that reduces vehicular congestion, enhances safety & accessibility.                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 25.A.1.</b> Seek alternative funding mechanisms for circulation and related improvements.                                                                                                                                          | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.A.1.a.</b> Continue to investigate and where feasible, use zones of benefit, assessment districts, mitigation fees, sales tax initiatives, grants funding and other financing alternatives for new roadway construction.        | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.A.1.b.</b> Coordinate with the Local Transportation Commission and June Lake Citizens Advisory Committee in the planning of, and funding for, June Lake circulation improvements.                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.A.1.c.</b> Provide a roadside recreation facility, including parking areas, restrooms, and interpretive facilities adjacent to the June Lake Ball Field. Continue to seek funding alternatives for the facility's development.  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 25.A.2.</b> New roadway developments shall conform to adopted county Road Standards and, where applicable, the special June Lake roadway standards (see Table 16).                                                                 | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.A.1.b.</b> Coordinate with the Local Transportation Commission and June Lake Citizens Advisory Committee in the planning of, and funding for, June Lake circulation improvements.                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                         | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 25.A.1.c.</b> Provide a roadside recreation facility, including parking areas, restrooms, and interpretive facilities adjacent to the June Lake Ball Field. Continue to seek funding alternatives for the facility's development.                                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.A.2.</b> New roadway developments shall conform to adopted county Road Standards and, where applicable, the special June Lake roadway standards (see Table 16).                                                                                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.A.4.</b> Promote traffic safety and sight-seeing opportunities by maintaining low travel speeds along SR 158 and North Shore Drive.                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.A.4.a.</b> Continue enforcing current speed limits.                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.A.4.b.</b> Work with Caltrans to construct, where feasible, roadside turnouts that are consistent with current scenic highway/byway designs. Turnouts may serve to allow faster vehicles to pass, to provide additional vantage points to appreciate the scenic beauty, and to accommodate public transportation facilities. Turnouts could also form the basis for the proposed loop-wide system of self-guided interpretive tours using audio tapes, brochures and roadside exhibits. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.A.4.c.</b> Work with Caltrans and the USFS to include SR 158 and North Shore Drive in State and Federal Scenic Highway/Byway Programs, which provide funding opportunities for scenic overlooks, road signing and interpretive displays. The scenic highway/byway program should include the existing developed facilities shown in Figure 6 and listed in Table 17..                                                                                                                   | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.A.4.d.</b> Continue to staff the June Lake Kiosk at south June Lake Junction into the starting and ending point of the self-guided June Lake Loop scenic highway tour. Audio tapes and literature on the scenic features of the June Lake Loop could be borrowed and returned at the Kiosk.                                                                                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.A.4.e.</b> Cooperate with Caltrans, USFS and the community to develop common signing or branding and an interpretative theme for SR 158 and North Shore Drive.                                                                                                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.A.4.f.</b> Develop the June Lake scenic highway/byway program in phases as funding allows with signing taking place first, followed by                                                                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| interpretative facilities at existing turnouts, and then new turnouts and facilities, unless funding for specific program sites becomes available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.A.4.g.</b> Develop land use policies to retain scenic views: North Shore Drive; particularly prominent visual resources in the West Village and Rodeo Grounds areas such as Gull Lake, the Gull Meadow area surrounding the northwest corner of Gull Lake; and the Rodeo Meadow area northwest of the Rodeo Grounds land exchange. Land use policies should retain distinctive visual corridors by using appropriate design measures (limiting building heights, requiring landscaping along the access road through developed areas, using natural topography to visually screen development, and clustering development). Other measures may include retaining existing vegetation along the alignment, limiting areas of cut and fill, using building materials and colors that blend in with the surrounding landscape, and limiting intersections with arterial or collector streets. These types of measures should be incorporated into future specific plans prepared for development in the West Village and Rodeo Grounds areas | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Objective 25.B.</b> Encourage alternative roadway design, improvement and maintenance programs in existing subdivisions that conform to topographical, institutional and economic constraints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 25.B.1.</b> Limit disruption of built areas when acquiring rights of way by using existing roadways and limiting on-street parking on such roadways when necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.B.1.a.</b> In situations where existing private roadways cannot meet adopted county Roadway Standards - such as in the design of road improvements for substantially developed subdivisions with substandard lots and streets, where topographical/environmental constraints and existing building placement prohibit reasonable compliance – consider alternative designs prepared by or under the direction of a California registered civil engineer. Alternative designs must provide adequate emergency access in conformance with minimum fire safe standards and                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                            | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                         | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| snow storage and exhibit sound engineering judgment. Mono County Public Works Dept. shall review & approve all alternative roadway designs.                                                                                             |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.B.2.</b> Investigate management alternatives for improving and maintaining privately owned roadways.                                                                                                                       | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.B.2.a.</b> Study the feasibility of allowing the County and/or Special Districts such as the June Lake PUD to upgrade and maintain certain private roadways.                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.B.2.b.</b> Investigate the potential for community groups or associations to obtain funding for upgrading private roads.                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.B.2.c.</b> Require new developments proposing private roads to establish a road maintenance entity as a condition of project approval. The Public Works Dept. shall review all proposed maintenance agreements.            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.B.3.</b> In areas constrained by limited rights of way, steep intersections, minimal setbacks from development and inadequate site distances, consider alternate designs to more efficiently use existing road facilities. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 25.C.</b> Provide for a circulation system that facilitates commercial infill and redevelopment in the Village.                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.C.1.</b> Reassess the need for a Commercial District connector street connecting with SR 158 on both ends of the Village.                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.C.1.a.</b> If a need arises pursue the desirability of acquiring land for constructing a connector street through the Village that would connect or provide access to public parking areas.                                | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.C.1.b.</b> In conjunction with the connector road and construction of replacement off-street parking, consider on-street parking restrictions on SR 158.                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.C.1.c.</b> Investigate the availability of major thoroughfare exaction moneys, Caltrans and County funding, and private/public partnership funds, for financing the connector road.                                        | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                          | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 25.C.2.</b> Promote the development of collector streets that enhance commercial growth in the Village area.                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 25.C.3.</b> Utilize the Specific Plan processes to develop and implement a pedestrian-oriented circulation system for the Village.                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.C.3.a.</b> Conduct public meetings/workshops to gauge local support for improvements in the Village.                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.C.3.b.</b> Consider using the Specific Plan process to coordinate Village capital improvements and identify other potential funding sources.                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 25.C.4.</b> Promote the development of crosswalks, sidewalks, neckdowns, public sitting areas, and pedestrian trails in the Village that enhance safety, complement the non-motorized vehicle trails, and promote the Village's pedestrian atmosphere.                                                                                                                                                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 25.C.4.a.</b> Focus June Lake Village streetscape improvement programs on enhancing the appearance and attractiveness of the existing commercial district streetscape including local streets. Streetscape programs should focus on widening existing sidewalks, removing obstacles from pedestrian paths, developing crosswalks, developing additional public space, removing redundant driveways, promoting façade improvements, installing landscaping, and replacing the existing street lights. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.C.4.b.</b> Work with Caltrans and the Mono County Public Works Department in developing the June Lake Village improvement program. Items to consider would include traffic and pedestrian/bicycle safety, on-street parking, drainage, snow storage, and snow removal.                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.C.4.c.</b> Investigate the feasibility of a façade improvement program that provides low-interest loans or grants to business owners in the June Lake Village. The program should fund improvements to the external portions of buildings and should require matching funds from eligible business owners.                                                                                                                                                                                        | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.C.4.d.</b> Coordinate a trail-signing program                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                             | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 25.C.4.e.</b> Delineate roadside trails along existing roadways in the June Lake Village. Roadside pathways should be integrated with trails, trailheads or activity centers located on National Forest lands. Provide for several pedestrian access trails to link residential areas to SR 158 commercial areas. | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 25.C.4.f.</b> If feasible, develop sidewalks along the Village connector roadway.                                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.C.4.g.</b> In accordance with the California Transportation Plan, work with Caltrans to implement the preferred alternative Main Street plan developed by the June Lake CAC.                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.C.5.</b> If desirable, work with Caltrans and other agencies to acquire funding for the construction of a possible connector road, community parking lots, and pedestrian improvements.                                                                                                                        | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 25.C.5.a.</b> Apply for available state and federal funding sources.                                                                                                                                                                                                                                              | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.C.5.b.</b> Investigate other potential funding sources such as Main Street programs, economic development grants, rural renaissance grants, and enterprise zones.                                                                                                                                              | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 25.D.</b> Promote the development of a West Village/Rodeo Grounds circulation system that provides for multiple modes of transportation and promotes a pedestrian atmosphere.                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.D.1.</b> West Village/Rodeo Grounds Specific Plans should provide for development that encourages visitors to leave their cars and use alternative modes of transportation such as walking, bicycling or shuttle bus service.                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 25.D.1.a.</b> Work with developers through the Specific Plan processes to provide pedestrian trails and amenities, bicycle/Nordic ski trails, shuttle bus facilities, and if desirable, direct ski lift access.                                                                                                   | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 25.D.1.b.</b> Work with the June Mountain Ski Area in determining appropriate modes of transportation to directly link the Rodeo Grounds/West Village area to June Mountain.                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 25.E.</b> Promote the development of a Down Canyon circulation system that improves internal circulation and winter access, while retaining the Down Canyon's rustic, residential character.                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.E.1.</b> Improve the Down Canyon circulation system by improving existing roadways or promoting the construction of new roadways if necessary to serve development, by paving, realigning, providing snow storage and widening existing roadways. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.E.1.a.</b> Work with the County to consider the conceptual roadway alignments contained in the Stantec Study. Any proposed roadway alternatives should focus on alternative funding mechanisms.                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.E.1.b.</b> Work with developers of projects with the potential to cause traffic/congestion impacts to conduct related off-site roadway improvements or contribute to a fund for roadway improvements.                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 25.F.</b> Promote development of a multi-modal circulation system that provides for the needs of residents and visitors, while maintaining and protecting June Lake Loop's natural and scenic resources.                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.F.1.</b> Design and enforce roadway construction measures that protect natural and scenic resources.                                                                                                                                              | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 25.F.1.a.</b> Use the development review process to ensure that road and trail crossings do not alter stream courses or increase erosion and siltation.                                                                                              | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.F.1.b.</b> Where feasible, use natural features to screen roadways.                                                                                                                                                                               | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.F.1.c.</b> Discourage road alignments that require large cut-and-fill activities in scenic areas and along hill slopes, unless necessary for safety.                                                                                              | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.F.1.d.</b> Develop and implement a distinctive, visually compatible road and signing program for the entire Loop area. The program should be developed in cooperation with USFS, Caltrans and LADWP.                                              | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.F.1.e.</b> Investigate funding for upgrading and maintaining road signs along private roadways. Signs along private roadways should be compatible with street signs installed along County-maintained roads.                                      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 25.G.</b> Develop a program to upgrade roadways and to vacate the County's interest in rights of way in areas where construction may be unfeasible due to topography or other conditions, or where access would be duplicated.                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.G.1.</b> Inventory the existing road system, including the location of paper road easements, identify existing traffic patterns along existing roadways, and analyze the need for future road improvements in undeveloped paper road easements.                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.G.1.a.</b> Work with the June Lake community to identify existing traffic patterns and to compile a list of roads suitable for County road vacation. Alignments suitable for vacation would include those that: a. The County has determined to be impassable due to topography (steep slopes and rocky outcroppings) and environmentally sensitive resources such as streams and wetland areas; b. The County has not expended funds on roads in the last five years; c. Duplicate access to a lot or home; d. Does not show as a major road in this Plan; and e. Does not have potential for other public use such as a bicycle or pedestrian trail. | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.G.1.b.</b> During the road inventory process, the County should work with the JLPUD, JLFPD, and SCE to ensure that proposed road abandonments would not hinder existing or future operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.G.1.c.</b> Where feasible, the County should work with USFS to acquire additional rights of way across National Forest lands to facilitate looped road access or roadway alternatives that prevent the disturbance of sensitive resources on private lands. Public meetings/workshops should be conducted to gauge local support for the above loop road(s).                                                                                                                                                                                                                                                                                           | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 25.H.</b> Promote the use of non-motorized forms of transportation to minimize the impact of the automobile in the Village, West Village/Rodeo Grounds, and Down Canyon areas and to create pedestrian-oriented areas.                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 25.H.1.</b> Provide, where feasible, paths for non-motorized modes of transportation (e.g., pedestrians, Nordic skiers or bicyclists) on rights of way separate from auto roadways. These paths should link major lodging                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| and parking facilities with recreational and commercial centers and should be maintained year-round.                                                                                                                                                                                                                                                                                                                                                  |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.H.1.a.</b> Connect parking facilities with commercial and recreational nodes using paths suitable for non-motorized modes of transportation; e.g., pedestrian, bicycle/Nordic ski trails.                                                                                                                                                                                                                                                | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.H.1.b.</b> Investigate the potential of using various funding mechanisms such as grants, development mitigation measures, bond issues or development exactions, to fund path construction.                                                                                                                                                                                                                                               | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.H.2.</b> Develop and maintain a system of non-motorized transportation modes that minimizes land use/circulation conflicts.                                                                                                                                                                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.H.2.a.</b> Require dedication of right of way or easements as a condition of development in order to implement a pedestrian, cross country and bicycle circulation system for the Village, West Village/Rodeo Grounds and Down Canyon areas.                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.H.1.</b> Promote the development of a direct access transportation system from the Village and West Village/Rodeo Grounds to the ski area.                                                                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.H.1.a.</b> Work with the June Mountain Ski Area to develop ski-back trails from the ski area to concentrated use areas.                                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.H.1.b.</b> Investigate the feasibility of developing an overhead lift into the Village from the Mountain. If such a lift is developed, ensure that it will: A) be financially feasible, operate during summer months and compliment the summer recreation attractions of the Village area; B) minimize the visual impacts to the Village, June Lake and Gull Lake; C) and be architecturally compatible with other Village developments. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 25.I.</b> Enhance the safety and mobility of bicyclists along SR 158 and local roads in the June Lake Loop.                                                                                                                                                                                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 25.I.1.</b> Plan for new bike improvements along SR 158 & local roads.                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 25.I.1.a.</b> Require rehabilitation projects on highways and streets to consider including bicycle facilities (e.g., wider shoulders, signage, arrows)                                                                                                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| that are safe, easily accessible, convenient to use, and/or which provide a continuous link between neighborhoods or regions.                                                                                                                                                                                                                                                                                                       |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.I.1.b.</b> Work with Caltrans, the Mono County LTC, the June Lake Citizens Advisory Committee and other user groups (e.g., Eastside Velo) to develop a list of possible bicycle projects for the greater June Lake Loop.                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 25.J.</b> Promote the development of a public transit system that reduces the need for automobile usage, promotes the usage of non-motorized modes of transit and complements the pedestrian-oriented vision of the Village.                                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.J.1.</b> Promote the development of a possible transit system that connects the Village with the ski area and the West Village/Rodeo Grounds. A loop shuttle bus system along SR 158, North Shore Drive, the proposed June Lake Village connector road, and Leonard Avenue connecting the June Lake Village, the West Village, the Rodeo Grounds and the June Mountain Ski Area, should be the backbone of the system. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.J.1.a.</b> In cooperation with the USFS and the June Mountain Ski Area, study the feasibility of providing a low-cost or free demand-responsive shuttle bus service that connects the above areas during the winter. This study should also consider expanding the system to provide year-round loop-wide service.                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.J.1.b.</b> Future development in the West Village and Rodeo Grounds Specific Plan areas should provide covered bus stop and turnaround facilities along major arterials and in areas of concentrated recreational activity.                                                                                                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 25.J.1.c.</b> Shuttle bus facilities should be incorporated into the June Lake Village circulation improvement program and into streetscape improvement programs.                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.J.1.d.</b> Work with USFS and Caltrans to develop shuttle bus facilities (covered stops & turnaround facilities) at major recreation nodes.                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                    | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                 | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Action 25.J.1.e.</b> Work with ESTA to identify potential public transportation routes between June Lake and other communities.                                                                                                                                              | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 25.J.1.f.</b> Work with the LTC to solicit and identify unmet transit needs in the June Lake area, and to request allocation of transportation funds for June Lake's unmet transit needs.                                                                             | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 25.J.2.</b> Achieve a specified level of mass transit service (shuttle or full-size buses) to move skiers from outlying areas to and from June Mountain Ski Area.                                                                                                     | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 25.J.2.a.</b> Work with USFS and June Mountain Ski Area to provide transit service to and from June Lake and outlying areas such as Mammoth.                                                                                                                          | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 25.J.2.b.</b> Investigate the potential for the Eastern Sierra Transit Authority to provide transit service to and from other communities such as Bishop, Mammoth Lakes, Bridgeport and Walker.                                                                       | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 25.J.3.</b> Encourage large employers to provide transit to employees not residing in June Lake, and also to promote carpooling among their employees.                                                                                                                | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 25.J.3.a.</b> Work with large employers to set up and monitor employee transit programs.                                                                                                                                                                              | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 25.J.4.</b> Improve regional transportation alternatives to the automobile.                                                                                                                                                                                           | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 25.J.4.a.</b> Support the expansion of the regional air transportation system.                                                                                                                                                                                        | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Action 25.J.4.b.</b> Support the establishment of a shuttle system between the Mammoth Yosemite Airport and June Lake.                                                                                                                                                       | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Action 25.J.4.c.</b> Support improvements at the Lee Vining Airport                                                                                                                                                                                                          | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Objective 25.K.</b> Promote the construction of public parking facilities that reduce congestion on the circulation system, concentrate usage in specified areas, promote the use of alternatives to the automobile, and complement the pedestrian-oriented village concept. | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                          | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 25.K.1.</b> Promote the development of public parking facilities to encourage day use of under-utilized areas.                                                                                                                                                                                       | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 25.K.1.a.</b> Work with the LTC, Caltrans and the USFS to improve parking near appropriate day-use areas and backcountry trailheads.                                                                                                                                                                 | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 25.K.2.</b> Work to educate visitors and residents of the importance of legally parking their vehicles and using alternative modes of transit.                                                                                                                                                       | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.K.2.a.</b> Work with Caltrans, USFS, June Mountain Ski Area, and local civic organizations to enhance the Kiosk/Visitor Bureau that will develop and distribute information on parking and transit alternatives.                                                                                  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 25.K.3.</b> Promote the construction of off-street public parking facilities adjacent to commercial areas.                                                                                                                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 25.K.3.a.</b> Promote the acquisition of lands for parking facility construction. Link the construction of parking lots and the connector road. First attempts to acquire parking areas should be from "willing sellers."                                                                            | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.K.3.b.</b> Where feasible, promote the construction of small-public parking facilities rather than one large parking facility, in order to provide close, convenient parking for more businesses.                                                                                                 | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 25.K.3.c.</b> Parking areas should provide convenient access to the Village and should be constructed in close proximity to SR 158.                                                                                                                                                                  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.K.3.d.</b> Consider establishing a parking district that would allow off-site parking for commercial and residential uses in June Lake Village.                                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.K.3.e.</b> Design parking areas to minimize potential visual impacts and to blend harmoniously into the existing built environment. Parking areas should incorporate the use of existing natural vegetation, site topography, and landscaping to visually break up paved parking areas.           | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 25.K.3.f.</b> If a parking area is constructed in the area east of the Village on National Forest land south of the June Lake campground, it should be designed to minimize potential visual impacts. This parking area would be located at the Village's gateway and would be highly visible to the | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| visiting public. It would also provide visitors with the first impression of June Lake's commercial district and built environment.                                                                                                                                                                                                                                                                                                                                          |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.K.3.g.</b> Parking areas, particularly those located along SR 158, should be designed to minimize areas of non-activity or holes in the business district. Open public space such as a small plaza with benches and landscaping should be located along SR 158, and parking areas should be located behind public areas.                                                                                                                                        | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 25.K.3.h.</b> Incorporate shuttle bus facilities such as covered waiting areas and bus turnaround/turnout areas into the parking areas.                                                                                                                                                                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.K.3.i.</b> Investigate the potential for funding community parking areas through mechanisms such as grants, development mitigation funds, bond issues, state transportation funds or parking districts.                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 25.K.4.</b> Continue to monitor and refine the County parking requirements that provide greater flexibility for the June Lake Village. Require new developments to meet Mono County parking requirements.                                                                                                                                                                                                                                                          | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Action 25.K.4.a.</b> Use the Planning Permit process to ensure that development meets County parking standards.                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.K.4.b.</b> If meeting on-site parking standards is unfeasible, require developers to provide off-site parking in accordance with the Mono County Land Development Regulations or to contribute to a fund to construct public parking facilities. Exactions will not exceed the sum necessary to construct the development's required number of on-site parking spaces. Work with the community to develop flexible parking requirements for Village businesses. | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.K.5.</b> Parking areas should be compatible with and not detract from the atmosphere of commercial districts. Facilitate pedestrian use by promoting the construction of new parking areas behind structures or minimizing the visual impacts of parking areas through the use of landscaping or other parking-lot design measures.                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Action 25.K.5.a.</b> Through the Planning Permit process work with project proponents to locate parking behind and/or below proposed structures, where applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 25.K.5.b.</b> Work with project proponents to improve existing parking areas and the design and construction of new parking areas. Parking lots should be designed to minimize driveway connections to streets, to minimize impacts of spill-over parking lot lighting on neighboring property owners, and to minimize visual impacts by breaking up paved areas with landscape planters or walkways constructed of materials other than asphalt. Walkways should be designed to promote pedestrian use by separating pedestrian space from parking areas through the use of barriers or a change of materials, and through linkages with existing or proposed pedestrian facilities. | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 25.K.6.</b> Promote the construction of additional on-site parking and limit on-street parking during winter peak periods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.K.6.a.</b> Require single-family homes to provide two parking spaces per residence. This policy shall apply to all construction that expands the habitable space of an existing single-family home.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.K.6.b.</b> Work with the community to identify possible parking restrictions for the winter season that limit or prevent on-street parking, and promotes the construction of additional on-site parking spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 25.K.7.</b> Encourage June Mountain Ski Area to provide demand-responsive shuttle bus service to reduce the need for on-site parking at the mountain base and to provide patrons with an alternative to driving.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.K.7.a.</b> Work with partners such as the USFS, ESTA and June Mountain Ski Area to provide transit service between Mammoth Lakes and June Lake.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 25.K.7.b.</b> Encourage the June Mountain Ski Area to provide for alternative parking during peak periods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 25.K.8.</b> Limit patrons of the June Mountain Ski Area from parking along SR 158.                                                                                                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.K.8a.</b> Work with Caltrans and June Mountain Ski Area to develop a traffic-control/parking plan that minimizes traffic congestion and safety hazards created by parking along SR 158 on peak days. The plan should explore improved shuttle bus service, peripheral parking combined with shuttle buses, additional signs and traffic control/parking attendants, among others. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Objective 25.L.</b> Promote the construction of enclosed, covered parking to improve June Lake's appearance and lessen the extent of snow removal.                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.L.1.</b> Promote the construction of covered parking by providing density bonuses when adequate infrastructure is available.                                                                                                                                                                                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.L.2.</b> Residential and commercial development in Specific Plan areas should provide underground or covered parking with convenient access to pedestrian trails and alternative modes of transit. Density bonuses in Specific Plan areas will apply.                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.L.2.a.</b> Enforce parking requirements through the Specific Plan process.                                                                                                                                                                                                                                                                                                        | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Objective 25.M.</b> Promote the development of a circulation system that provides safe, reliable year-round access to and around the southern half of the June Lake Loop.                                                                                                                                                                                                                   | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.M.1.</b> Mitigate avalanche hazards along SR 158 on the south side of June Lake.                                                                                                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.M.1.a.</b> Explore using ITS applications to identify recognized avalanche closures.                                                                                                                                                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.M.2.</b> Ensure that adequate roadside snow-storage areas are provided in the Village, West Village/Rodeo Grounds, Down Canyon, and Pine Cliff areas.                                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.M.2.a.</b> Acquire easements for snow storage in developing areas as a condition of development approval.                                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                        | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                              | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Action 25.M.2.b.</b> If determined necessary, designate community snow-storage areas.                                                                                                                                                                                                                                                                                                                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.2.c.</b> Work with project applicants, Caltrans, USFS to acquire alternative snow-storage areas when new development is proposed on sites currently used for snow storage, particularly in the June Lake Village.                                                                                                                                                                             | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Policy 25.M.3.</b> Discourage the construction of grades that may be dangerous under winter conditions and the construction of roadways in avalanche areas unless adequate protection measures are taken.                                                                                                                                                                                                 | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.3.a.</b> Require that adequate access, as defined in the Mono County Road Standards for June Lake, be provided as a condition of approval for use permits and land divisions.                                                                                                                                                                                                                 | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.3.b.</b> Limit the slope of private driveways to 16% maximum.                                                                                                                                                                                                                                                                                                                                 |                                                                                         |                                                                         |                                                                               | ✓                                                                               |                                                                  |
| <b>Policy 25.M.4.</b> Maintain, to the extent possible, the separation of pedestrians and automobiles during winter conditions.                                                                                                                                                                                                                                                                              | ✓                                                                                       | ✓                                                                       | ✓                                                                             | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.4.a.</b> Encourage property owners to clear snow from sidewalks during business hours.                                                                                                                                                                                                                                                                                                        | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.4.b.</b> Initiate snow removal/grooming for priority community pedestrian and Nordic ski paths.                                                                                                                                                                                                                                                                                               | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 25.M.5.</b> Work with Caltrans to improve snow-removal operations in the June Lake Village along SR 158.                                                                                                                                                                                                                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.5.a.</b> The County should investigate the feasibility of implementing no-parking periods along SR 158 in the Village for snow-removal purposes. These measures should take place for short time periods during non-peak hours and in close coordination with Caltrans. Providing alternative parking during snow-removal periods should be a major consideration in developing this program. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 25.M.5.b.</b> The County should support/assist the efforts of local business owners in the Village to work with Caltrans to improve snow removal in the Village.                                                                                                                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                         | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                      | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Objective 25.N.</b> Develop a trail system that enhances recreational opportunities, promotes non-motorized vehicle use and links recreational activity areas with commercial or residential areas.                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.N.1.</b> Develop a trail system that links recreational activity centers with each other or developed areas with recreational activity areas, consistent with the June Lake Loop Trail Plan/Map.                                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 25.N.1.a.</b> Ensure that future development, particularly in the Rodeo Grounds/West Village Specific Plan areas, provides trail easements that are consistent with and complementary to the trails in the June Lake Loop Trail Plan/Map and that preserve access to adjoining public land | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.N.2.</b> Ensure that maintenance costs are factored into the design of the trail system.                                                                                                                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 25.N.2.a.</b> Work with the USFS, Friends of the Inyo, other agencies, and community groups to maintain developed trails.                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 25.N.3.</b> Work with federal, state and local agencies as well as community groups to acquire funding for the development and maintenance of trails.                                                                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 25.N.4.</b> Where feasible, promote Nordic (cross country) skiing on pedestrian trails.                                                                                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>MAMMOTH VICINITY/UPPER OWENS</b>                                                                                                                                                                                                                                                                  |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 26: Maintain a safe and efficient circulation system</b>                                                                                                                                                                                                                                     |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 26.A.</b> Promote increased safety and the scenic value of the transportation system.                                                                                                                                                                                                   | ✓                                                                    |                                                      |                                                            | ✓                                                            |                                               |
| <b>Policy 26.A.1.</b> Support additional mitigation measures to reduce deer collisions, including placement of additional warning signs.                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 26.A.2.</b> Protect the scenic values of land adjacent to and visible from US 395.                                                                                                                                                                                                         | ✓                                                                    |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                     | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Action 26.A.2.a.</b> Implement policies in the Visual Resource section of the Conservation/Open Space Element and in the Mammoth Vicinity section of the Land Use Element.                                                                                                                                                                                                       | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>LONG VALLEY</b>                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>GOAL 27: Provide and maintain a safe and efficient circulation system in Long Valley while retaining the rural qualities of the area.</b>                                                                                                                                                                                                                                        |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Objective 27.A.</b> Provide a coordinated trail system for use by bicyclists, pedestrians, or equestrians.                                                                                                                                                                                                                                                                       | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 27.A.1.</b> Pursue feasibility and local support for development of the following regional trail connections: Long Valley to the Convict Lake Rd to enable non-motorized travel off US 395; Around Crowley Lake on Benton Crossing Rd; Long Valley to Mammoth Lakes, possibly with a spur to the future Hot Creek Visitor Center; and Tom's Place to Lower Rock Creek Rd. | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 27.A.1.a.</b> Explore the feasibility, opportunities, issues and constraints of each trail segment and consider prioritizing.                                                                                                                                                                                                                                             | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 27.A.1.b.</b> Seek available funding sources for trail improvements and ongoing maintenance costs.                                                                                                                                                                                                                                                                        | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 27.A.2.</b> Identify, formalize and utilize existing trails and pathways for connectivity within communities.                                                                                                                                                                                                                                                             | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 27.A.2.a.</b> Revisit previous Trails Plan and consider updating and formalizing the existing trail inventory.                                                                                                                                                                                                                                                            | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 27.A.2.b.</b> Explore winter trails and recreation opportunities.                                                                                                                                                                                                                                                                                                         | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Objective 27.B.</b> Provide safety improvements on local streets and Highways                                                                                                                                                                                                                                                                                                    | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 27.B.1.</b> Support efforts to connect Lower Rock Creek Road to Crowley Lake Drive south of Tom's Place, and eliminate the US 395 intersection.                                                                                                                                                                                                                           | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 27.B.1.a.</b> Pursue a paved trail from Tom's Place to Lower Rock Creek Road to provide non-motorized safety benefits if the road realignment proves infeasible or cannot be implemented in a reasonable time frame.                                                                                                                                                      | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                            | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Policy 27.B.2.</b> Explore inexpensive and low-maintenance traffic-calming strategies such as driver feedback signs and striping bike/pedestrian lanes on County roads.                                                                                                                                                                                                                                                              | ✓                                                                             | ✓                                                             | ✓                                                                   | ✓                                                                     | ✓                                                      |
| <b>Policy 27.B.3.</b> Explore the feasibility of paving Owens Gorge Road with bicycle climbing lanes from Watterson Divide to the Crowley Lake Dam.                                                                                                                                                                                                                                                                                     | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Objective 27.C.</b> Promote the development of a multi-modal circulation system that reduces vehicular congestion, enhances safety and accessibility, and provides convenient access to non-vehicular modes of travel.                                                                                                                                                                                                               | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 27.C.1.</b> Promote concepts of a multi-modal circulation system with the following components: Increase safety by restriping and painting appropriate indications on roadway, and provide safe walking shoulders (not sidewalks) adjacent to roads; Encourage transit providers to utilize the bus stop at the Crowley Lake Community Center; and Explore opportunities for additional bike paths/lanes along existing roads | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>WHEELER CREST</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>GOAL 28: Provide an improved transportation system that serves the mobility needs of local residents.</b>                                                                                                                                                                                                                                                                                                                            |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Objective 28.A.</b> Promote a transportation system that protects and accesses the unique scenic, recreational and environmental resources of the Wheeler Crest area.                                                                                                                                                                                                                                                                | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 28.A.1.</b> Plan and develop alternate transportation modes in coordination with future road improvements and extensions (i.e., bikeways, hiking and equestrian trails).                                                                                                                                                                                                                                                      | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 28.A.1.a.</b> Use right of way not needed for road construction for bike/pedestrian paths.                                                                                                                                                                                                                                                                                                                                    | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 28.A.2.</b> Develop safe and efficient pedestrian facilities and walkways.                                                                                                                                                                                                                                                                                                                                                    | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 28.A.2.a.</b> Require school bus shelters as needed, when road improvement or widening is required as part of an adjacent development.                                                                                                                                                                                                                                                                                        | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                                                                     | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>Policy 28.A.3.</b> Provide sufficient off-street parking for all new development.                                                                                                                                                                | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 28.A.3.a.</b> Require two off-street parking spaces on the same site with the main building for each dwelling unit. Driveways shall be designed to minimize grade so that year-round access is assured, and on-street parking is avoided. | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 28.A.4.</b> Seek provision of year-round scheduled transit services to link the community of Wheeler Crest with recreational sites as well as with business and employment centers.                                                       | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 28.A.4.a.</b> Establish and/or promote continuation of inter-city service to Bishop/Mammoth Lakes. Seek inclusion of Wheeler Crest onto the scheduled route.                                                                              | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 28.A.5.</b> Coordinate circulation and land use planning.                                                                                                                                                                                 | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 28.A.5.a.</b> Coordinate with the Mono County LTC to ensure planning consistency of all long-range transportation routes, alternate transportation modes, and future funding sources.                                                     | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Policy 28.A.6.</b> Promote the construction and maintenance of a safe and orderly road system.                                                                                                                                                   | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 28.A.6.a.</b> New development shall utilize the existing road system whenever possible to minimize new road construction.                                                                                                                 | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 28.A.6.a.</b> Coordinate new development proposals with the Wheeler Crest FPD to ensure adequate emergency access.                                                                                                                        | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     |                                                        |
| <b>Action 28.A.6.b.</b> Cul-de-sacs shall provide minimum radii of 50 feet or as otherwise allowed by the Wheeler Crest Fire Protection District to ensure an adequate turnaround space for emergency vehicles.                                     | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>SIERRA PARADISE</b>                                                                                                                                                                                                                              |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>GOAL 29: Provide for a safe transportation system that includes all modes (motorist/pedestrian/cycling) for area residents and the traveling public.</b>                                                                                         |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Objective 29.A.</b> Promote key safety improvements, including pedestrian and bicycling facilities.                                                                                                                                              | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                     | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                            | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 29.A.1.</b> Continue current efforts to provide for additional pedestrian and cycling upgrades along Lower Rock Creek Road from the Inyo County line to US 395.                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 29.A.1.a.</b> Where feasible provide an uphill bicycle climbing lane from Inyo County to US 395. Coordinate with Inyo County on bicycle improvements along Lower Rock Creek Road/Old Sherwin Grade Road.                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 29.A.1.b.</b> Where feasible implement footpaths along Lower Rock Creek Road throughout the neighborhood, and local neighborhood streets (e.g., a separate footpath from Sierra Vista Circle to Lower Canyon Road).                                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 29.A.1.c.</b> Require rehabilitation projects on Lower Rock Creek Road and area streets to consider including bicycle/pedestrian facilities (e.g., wider shoulders, signage, etc.) as a project component.                                                       | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 29.A.1.d.</b> Create a priority system for bike/pedestrian improvements in Sierra Paradise.                                                                                                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 29.A.1.e.</b> Explore traffic-calming improvements on Lower Rock Creek Road to reduce speed on Lower Rock Creek Road from the fire station down to Rock Creek Ranch. Possible locations include the fire station, and sharp curve adjacent to Rock Creek Canyon. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 29.A.2.</b> Continue to explore possible upgrades of the Lower Rock Creek Road and US 395 intersection as discussed in the Tom's Place Multi-Modal Connectivity Feasibility Study (Caltrans).                                                                    | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>TRI-VALLEY</b>                                                                                                                                                                                                                                                          |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 30: Provide a safe and convenient transportation system in the Tri-Valley.</b>                                                                                                                                                                                     |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 30.A.</b> Provide a safe transportation system that serves all users and promotes the scenic values of the adjacent lands.                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 30.A.1.</b> Ensure the safety of the transportation and circulation system in the Tri-Valley.                                                                                                                                                                    | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 30.A.1.a.</b> Work with Caltrans, CHP, and the GBUAPCD to minimize hazards associated with dust blowing across US 6.                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                          | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                       | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 30.A.1.b.</b> Work with Caltrans and the Tri-Valley communities to address highway improvement, safety issues, Main Street, and development-related planning issues.        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 30.A.1.c.</b> Coordinate new development with the White Mountain Fire Protection District and the Chalfant Community Services District to ensure adequate emergency access. | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 30.A.2.</b> Provide a bike route from the Inyo/Mono county line to the intersection of US 6 and SR 120 in Benton.                                                           | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 30.A.2.a.</b> Consider widening the shoulder along US 6 as part of future road improvements.                                                                                | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 30.A.2.b.</b> Investigate the feasibility of establishing a bike trail along the abandoned railway right of way east of US 6 in Mono County.                                | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 30.A.2.</b> Consider designating a bike route from Chalfant to Fish Slough.                                                                                                 | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Policy 30.A.3.</b> Study the feasibility of providing rest stops or turnouts along US 6 throughout the Tri-Valley area.                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 30.A.4.</b> Consider designating US 6 as a scenic highway/byway.                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Action 30.A.4.</b> Amend the Mono County General Plan's scenic highway system to include US 6, if supported by Tri-Valley residents.                                               | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>OASIS</b>                                                                                                                                                                          |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 31: Maintain a safe and efficient circulation system in the Oasis area</b>                                                                                                    |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Objective 31.A.</b> Maintain the transportation system.                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            |                                               |
| <b>Policy 31.A.1.</b> Support regular maintenance by Caltrans of SR 168 and SR 266 to and through Oasis.                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            |                                               |
| <b>Policy 31.A.2.</b> Support regular maintenance of County roads in the Oasis area.                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            |                                               |
| <b>COUNTYWIDE POLICIES OF THE BICYCLE TRANSPORTATION PLAN</b>                                                                                                                         |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 1: Develop a cohesive regional and community bikeway system that provides safe and convenient access to all communities and recreational opportunities in Mono County.</b>    |                                                                      |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                          | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 1.A.</b> Maintain a Bikeway Master Plan that identifies existing and future needs, and provides specific recommendations for facilities and programs including adequate provisions for bicycle use to, within, and from Mono County. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 1.A.1.</b> Review the Mono County Bicycle Transportation Plan biannually and revise as necessary.                                                                                                                                    | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 1.B.</b> Develop a system of community bikeways that connect commercial, recreational and residential areas in communities and that link communities to regional bike routes.                                                        | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 1.C.</b> Designate regional bike routes that connect communities and that allow for regional travel to, within, and from Mono County.                                                                                                | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 1.D.</b> Require all bikeways to conform to design standards contained in the latest version, of the Highway Design Manual, Ch. 1000: Bikeway Planning and Design Caltrans, unless otherwise established by the County.              | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 1.E.</b> Consider a proposed route's importance in providing access and connectivity to adjacent bikeway facilities and destinations when recommending bike routes for implementation.                                               | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 1.E.1.</b> Coordinate with the Town of Mammoth Lakes, Inyo County and other governmental entities to ensure consistency with existing and planned bikeway systems.                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 1.F.</b> Integrate bicycle planning with other county and community planning, including land use and transportation planning.                                                                                                        | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 1.F.1.</b> Seek opportunities for Federal, State, County and Town joint participation, when appropriate, in the construction and maintenance of bikeways and associated facilities.                                                  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 1.F.2.</b> Work with community groups and local cycling groups on the development and maintenance of bikeways and associated facilities.                                                                                             | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 1.F.3.</b> Work with appropriate agencies and organizations to obtain funding for bikeways development.                                                                                                                              | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>COMMUTING</b>                                                                                                                                                                                                                               |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                     | ENVIRONMENTAL IMPACTS                                                         |                                                               |                                                                     |                                                                       |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                  | 4.2(a) Conflict with<br>circulation policy,<br>performance plan,<br>ordinance | 4.2(b) Conflict<br>with a congestion<br>management<br>program | 4.2(c) Increase<br>risks through<br>changed air<br>traffic patterns | 4.2(d) Result in<br>inadequate<br>emergency access,<br>design hazards | 4.2(e) Conflict<br>with adopted<br>multimodal<br>plans |
| <b>GOAL 2: Develop and implement a bikeway system that facilitates commuting to work, businesses, and schools</b>                                                                |                                                                               |                                                               |                                                                     |                                                                       |                                                        |
| <b>Policy 2.A.</b> Develop safe and convenient bikeway routes and facilities for all schools in the county.                                                                      | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 2.A.1.</b> Implement the school bicycle routes contained in this plan.                                                                                                 | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 2.A.2.</b> Ensure that funding remains available to maintain bicycle routes on an ongoing basis.                                                                       | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 2.A.3.</b> Work with school districts, Caltrans, and the County to develop safe crossings, in order to minimize conflicts between bicyclists and vehicles near school. | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 2.A.4.</b> Work with school districts to obtain and install safe and convenient bicycle parking facilities at schools.                                                 | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Action 2.A.5.</b> Continue to implement ongoing safety programs that educate school children in safe bicycle riding.                                                          | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Action 2.A.6.</b> Pursue Safe Route to School funding for appropriate projects.                                                                                               | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 2.A.7.</b> Ensure that developers of large-scale projects within commuting distance of a school provide bikeways within the development.                               | ✓                                                                             |                                                               |                                                                     |                                                                       | ✓                                                      |
| <b>Policy 2.B.</b> Develop safe and convenient bikeway routes and facilities to employment centers throughout the county.                                                        | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 2.B.1.</b> Implement the commuting bicycle routes shown in this plan.                                                                                                  | ✓                                                                             | ✓                                                             |                                                                     |                                                                       | ✓                                                      |
| <b>Action 2.B.2.</b> Ensure that funding remains available to maintain bicycle routes on an ongoing basis.                                                                       | ✓                                                                             |                                                               |                                                                     |                                                                       |                                                        |
| <b>Action 2.B.3.</b> Work with Caltrans and the County to develop safe crossings, to minimize conflicts between bicyclists and vehicles in community areas.                      | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 2.B.4.</b> Work with local agencies, businesses and community groups to provide additional bicycle parking facilities in community areas.                              | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |
| <b>Action 2.B.5.</b> Work with the County to install safe and convenient bicycle parking facilities at County facilities.                                                        | ✓                                                                             | ✓                                                             |                                                                     | ✓                                                                     | ✓                                                      |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                             | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 2.B.6.</b> Encourage employers to provide bicycle commuter amenities (secure bicycle storage, changing facilities).                                                                                                               | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 2.B.7.</b> Ensure that developers of large-scale projects provide bikeways connecting to existing local bikeways and/or access to community facilities and services (e.g. employment, shopping and services, recreational areas). | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 2.C.</b> Where possible, develop commuting routes as part of multimodal facilities.                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 2.C.1.</b> Where applicable, develop multi-use routes that serve the needs of multiple users.                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 2.C.2.</b> Work with the County and local transit providers to install bicycle parking facilities at all bus stops.                                                                                                               | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 2.C.3.</b> Work with local transit providers to ensure that all local and regional busses have bicycle racks.                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 2.C.4.</b> Consider installing bicycle parking at all County airports.                                                                                                                                                            | ✓                                                                    | ✓                                                    | ✓                                                          | ✓                                                            | ✓                                             |
| <b>Policy 2.D.</b> Identify community bike routes and commuting routes in order to increase usage and safety.                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 2.D.1.</b> Work with local agencies, businesses and community groups to develop and distribute maps depicting community bikeways.                                                                                                 | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 2.D.2.</b> Develop and implement a uniform signage program to identify community bikeways and to direct bicyclists to public rest and parking facilities (at community centers, county parks, etc.).                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>RECREATIONAL USE</b>                                                                                                                                                                                                                     |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 3: Develop and implement a bikeway system that supports bicycle-oriented recreation.</b>                                                                                                                                            |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 3.A.</b> Support mountain biking opportunities in the Eastern Sierra.                                                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 3.A.1.</b> Work with land management agencies to identify mountain biking opportunities on existing roads on public lands                                                                                                         | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 3.A.2.</b> Develop and implement a uniform signage program to                                                                                                                                                                     |                                                                      |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                   | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| identify mountain biking routes and to direct bicyclists to biking facilities (parking, restrooms, etc.).                                                                                                                                                                                         | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.A.3.</b> Work with Caltrans, the Town of Mammoth Lakes, Inyo County, the Collaborative Planning Team, land management agencies, local biking groups, and other entities to develop promotional materials (printed, video, online) that highlight Eastern Sierra biking opportunities. | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.A.4.</b> Work with local agencies, businesses and community groups to develop and distribute maps depicting mountain biking routes.                                                                                                                                                   | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 3.B.</b> Support on-road bicycle touring opportunities within the Eastern Sierra.                                                                                                                                                                                                       | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.B.1.</b> Work with local biking groups to identify bicycle touring opportunities within the Eastern Sierra.                                                                                                                                                                           | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 3.C.</b> Support bicycling events in the Eastern Sierra, including organized tours, races, century rides, and similar events.                                                                                                                                                           | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.C.1.</b> Work with local biking groups to identify and support organized bike events.                                                                                                                                                                                                 | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.C.2.</b> Plan and implement County and Caltrans road maintenance activities to provide the best possible experience for on-road events.                                                                                                                                               | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 3.D.</b> Provide additional facilities to encourage and promote recreational bicycle use within the Eastern Sierra.                                                                                                                                                                     | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.D.1.</b> Work with appropriate entities to ensure that the County's recreational destinations provide facilities for bicyclists, including parking.                                                                                                                                   | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 3.D.2.</b> Work with land management agencies and the County to develop facilities that provide for touring bicyclists (e.g. campsites with bicycle parking facilities) at existing campgrounds.                                                                                        | ✓                                                                                       | ✓                                                                       |                                                                               |                                                                                 | ✓                                                                |
| <b>Action 3.D.3.</b> Ensure that informational kiosks along highways provide information on bicycle routes in the Eastern Sierra.                                                                                                                                                                 | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>SYSTEM PLANNING, DESIGN AND IMPLEMENTATION</b>                                                                                                                                                                                                                                                 |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 4: Implement land use and transportation planning, funding, and design practices that support bicycling.</b>                                                                                                                                                                              |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 4.A.</b> Planning for all types of bicycling shall be a high priority in the existing land use and transportation planning process.                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 4.A.1.</b> The CIP shall include bicycling improvement projects.                                                                                                                                                                                                     | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 4.A.2.</b> Consider amending the County's Land Development Regulations to include requirements for the provision of bicycling facilities in new development and redevelopment.                                                                                       | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.A.3.</b> Consider amending the County's Road Standards to clarify requirements for the provision of bicycling facilities on county roads.                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.A.4.</b> Consult with Caltrans, Mono County Department of Public Works, and USFS concerning schedules for roadway improvements. Ensure that bikeway needs are considered/included during planning of roadway improvements (rehabilitation, maintenance, widening). | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.A.5.</b> Include bikeway facilities in appropriate local, state, and federal agency development projects.                                                                                                                                                          | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.A.6.</b> Development of bikeways on county roads should be consistent with goals and policies for bikeways development and recreational use on adjacent public lands.                                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.A.7.</b> Provide input to Federal and State agencies on the development of bike routes on public lands.                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 4.B.</b> Design bikeways to provide a safe, efficient, multimodal, well-connected system.                                                                                                                                                                            | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.B.1.</b> Work with appropriate agencies to develop bikeways and associated facilities that connect to existing trail systems.                                                                                                                                      | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 4.B.2.</b> When possible, plan and develop bikeways as multi-use year-round facilities.                                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            |                                                              | ✓                                             |
| <b>Action 4.B.3.</b> Where possible, develop bike routes to allow for future connections to an expanded transit system.                                                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                 | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                       | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Action 4.B.4.</b> Provide developed bikeways and facilities on the most heavily used routes in the County. Maintain the semi-primitive recreational experience in other areas.                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 4.B.5.</b> Ensure that new and existing bikeways conform to the latest design standards                                                                                                     | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>MAINTENANCE</b>                                                                                                                                                                                    |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 5: Maintain bikeways to provide safe riding conditions.</b>                                                                                                                                   |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 5.A.</b> Maintain all bikeways (both on roads and separated bikeways) regularly to provide a safe riding surface.                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 5.A.1.</b> Sweep roadways as frequently as feasible to keep bicycle travel areas free of debris, including during winter months, as necessary.                                              | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 5.A.2.</b> Encourage Caltrans to budget for highway maintenance and the maintenance of bicycle facilities, to the highest degree possible.                                                  | ✓                                                                                       |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Action 5.A.3.</b> Ensure that accident debris is removed from the entire roadway, including bicycle lanes, as soon as feasible.                                                                    | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 5.A.4.</b> Correct safety concerns on area roadways, such as hazardous rumble strips and inadequate shoulders, through ongoing road maintenance and rehabilitation programs, when feasible. | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 5.A.5.</b> Maintain bike lane striping and pavement markings, to ensure continued legibility.                                                                                               | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               | ✓                                                                |
| <b>SAFETY EDUCATION</b>                                                                                                                                                                               |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>GOAL 6: Create a safe environment for all bicycle users.</b>                                                                                                                                       |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 6.A.</b> Educate bicyclists on how to ride safely.                                                                                                                                          | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 6.A.1.</b> Work with school districts and the County Office of Education to ensure that all schools provide bicycle safety programs.                                                        | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 6.A.2.</b> Work with local cycling groups to provide safety programs for adults.                                                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Action 6.A.3.</b> Work with local cycling groups to provide safety information for visitors to the area.                                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                            | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 6.A.4.</b> Pursue funding opportunities for bicycle safety programs.                                                                                                                                                                                                                                             | ✓                                                                    |                                                      |                                                            |                                                              |                                               |
| <b>Policy 6.B.</b> Educate motorists about sharing the road with bicyclists.                                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 6.B.1.</b> Provide additional share the road signs throughout the County.                                                                                                                                                                                                                                        | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 6.B.2.</b> Include information about bicycle safety at all informational kiosks along highways.                                                                                                                                                                                                                  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 6.C.</b> Coordinate bicycle safety efforts among affected local agencies/entities.                                                                                                                                                                                                                               | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 6.C.1.</b> Encourage Caltrans District 9 to expand its bicycle webpage and to provide safety information on that webpage, as well as a means of reporting safety and maintenance issues on highways.                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Action 6.C.2.</b> Work with Caltrans, the Town of Mammoth Lakes, Inyo County, the Collaborative Planning Team, land management agencies, local biking groups, and other interested entities to develop safety materials (printed, video, online) that specifically address biking opportunities in the Eastern Sierra.  | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>FUNDING</b>                                                                                                                                                                                                                                                                                                             |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 7: Ensure that funding is available to develop bikeways and facilities in Mono County</b>                                                                                                                                                                                                                          |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 7.A.</b> Fiscal analyses for proposed bikeways development projects should consider both construction and maintenance costs.                                                                                                                                                                                     | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 7.B.</b> Funding efforts should focus on developing community bikeways and associated facilities. Within communities, focus funding efforts on proposed bikeways where bicyclist demand is highest, safety concerns are greatest, and where roadway improvements will not necessarily improve biking conditions. | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 7.C.</b> County-wide funding priorities for bikeways development should be established in the Capital Improvement Program (CIP).                                                                                                                                                                                 | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                    | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                 | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Action 7.C.1.</b> The County shall include applicable bikeways development projects identified in this Plan in its CIP.                                                                      | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 7.D.</b> Pursue all funding options for bicycle facility construction and maintenance.                                                                                                | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 7.D.1.</b> Use the CIP to identify projects for applicable bicycle funding sources, such as the California Bicycle Transportation Account (BTA).                                      | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 7.D.2.</b> Pursue funding from the BTA and Safe Schools Program to complete identified priority projects.                                                                             | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 7.D.3.</b> Include proposed bikeways in roadway improvement projects whenever possible.                                                                                               | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 7.D.4.</b> Use existing funding as matching funds for state and federal funding.                                                                                                      | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 7.E.</b> Develop a strategic plan in consultation with Federal, State, and local agencies for coordinating and applying for bikeways funding.                                         | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 7.E.1.</b> Prepare joint applications for bikeways projects whenever possible.                                                                                                        | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Policy 7.F.</b> Revise funding priorities annually, to reflect changes in funding availability and local and regional needs.                                                                 | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>Action 7.F.1.</b> Update funding information annually, including available programs for bikeway facilities, specific funding requirements, and deadlines.                                    | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>COMMUNITY POLICIES</b>                                                                                                                                                                       |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>GOAL 8: Support bicycling safety, connectivity and facilities based on the needs in individual communities.</b>                                                                              |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>ANTELOPE VALLEY</b>                                                                                                                                                                          |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 8.A.</b> Develop a loop bikeway route in the Antelope Valley by widening the shoulders on designated portions of US 395, Topaz Lane, Cunningham Lane, Larson Lane, and Eastside Lane. | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.B.</b> Develop one or more informational kiosks along the loop route that discuss the Valley's history and natural setting.                                                         | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>BRIDGEPORT VALLEY</b>                                                                                                                                                                        |                                                                      |                                                      |                                                            |                                                              |                                               |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                  | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                        | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <b>Policy 8.C.</b> Develop a bikeway along SR 182 from the reservoir to town and along US 395 from the Evans Tract to town.                                                                            | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.D.</b> Develop a bike route from Bridgeport to Twin Lakes by widening the shoulder along Twin Lakes Road.                                                                                  | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.E.</b> Provide interpretive signing in the Bridgeport Valley that discusses the Valley's ranching history, natural setting, and how to avoid potential user conflicts and resource damage. | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 8.F.</b> Work with the Forest Service to develop a signed bike route along Timber Harvest Road and Reservoir Road.                                                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.G.</b> Provide additional signage in Bridgeport directing cyclists to rest facilities at the park.                                                                                         | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.H.</b> Provide increased recreation opportunities for mountain biking enthusiasts.                                                                                                         | ✓                                                                                       |                                                                         |                                                                               |                                                                                 | ✓                                                                |
| <b>Policy 8.I.</b> For trails connecting residential and recreational areas, consider multi-use trails capable of accommodating many modes of transportation                                           | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>MONO BASIN</b>                                                                                                                                                                                      |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 8.J.</b> Work with Caltrans to develop a safe bike route on US 395 along the west side of Mono Lake from Lee Vining to the County Park.                                                      | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.K.</b> Work with appropriate agencies to develop a bike trail from Lee Vining to the campgrounds in Lee Vining Canyon, utilizing existing roads where possible.                            | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.L.</b> Work with community groups and businesses to provide additional bike racks in Lee Vining.                                                                                           | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               | ✓                                                                |
| <b>Policy 8.M.</b> Provide signage in Lee Vining to direct cyclists to rest facilities at the park.                                                                                                    | ✓                                                                                       |                                                                         |                                                                               | ✓                                                                               | ✓                                                                |
| <b>JUNE LAKE LOOP</b>                                                                                                                                                                                  |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |
| <b>Policy 8.N.</b> Develop bike routes in June Lake in conformance with the June Lake policies in the Regional Transportation Plan.                                                                    | ✓                                                                                       | ✓                                                                       |                                                                               | ✓                                                                               | ✓                                                                |

**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                |                                                      |                                                            |                                                              |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.2(a) Conflict with circulation policy, performance plan, ordinance | 4.2(b) Conflict with a congestion management program | 4.2(c) Increase risks through changed air traffic patterns | 4.2(d) Result in inadequate emergency access, design hazards | 4.2(e) Conflict with adopted multimodal plans |
| <b>Policy 8.O.</b> Link the bike routes in June Lake to popular recreational areas surrounding the June Lake Loop.                                                                                                                                                                                                                                                                                                                 | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.P.</b> Work with community groups and businesses to provide additional bike racks in June Lake Village, at the marinas, and at the parks.                                                                                                                                                                                                                                                                              | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>LONG VALLEY</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 8.Q.</b> Provide community bike paths in Crowley Lake as follows: 1. Widen shoulders along Crowley Lake Drive from Tom's Place to Long Valley, to provide for bicycle safety (tie to resurfacing of Crowley Lake Drive); 2. Widen shoulders along South Landing Road, from Crowley Lake Drive to Crowley Lake, to provide for bicycle safety (this requires acquiring the right-of-way from Lakeview Subdivision north); | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.R.</b> Work with Caltrans and the Forest Service to develop and implement standardized signing for bike routes on Sherwin Creek Road, Owens Gorge Road, and Substation Road.                                                                                                                                                                                                                                           | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.S.</b> Work with community groups and businesses to provide bike racks at appropriate places in Crowley Lake.                                                                                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |
| <b>WHEELER CREST/PARADISE</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 8.T.</b> Provide a bikeway along Lower Rock Creek Road (e.g. bicycle climbing lane from Inyo County line to Tom's Place/Crowley Lake Drive).                                                                                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.U.</b> Work with community members prior to the development of new trail planning efforts.                                                                                                                                                                                                                                                                                                                             | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.V.</b> Work with the community, user groups and the BLM to maintain and improve Lower Rock Creek Trail (e.g. volunteer work days, wayfinding, etiquette and/or additional user facilities).                                                                                                                                                                                                                            | ✓                                                                    |                                                      |                                                            |                                                              | ✓                                             |
| <b>TRI-VALLEY</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |                                                      |                                                            |                                                              |                                               |
| <b>Policy 8.V.</b> Work with the Forest Service to develop a bike route to Fish Slough and to provide interpretive signing at Fish Slough.                                                                                                                                                                                                                                                                                         | ✓                                                                    | ✓                                                    |                                                            | ✓                                                            | ✓                                             |
| <b>Policy 8.W.</b> Improve signage directing cyclists to rest facilities at parks in Benton and Chalfant.                                                                                                                                                                                                                                                                                                                          | ✓                                                                    |                                                      |                                                            | ✓                                                            | ✓                                             |



**TABLE 4.2-10. MITIGATING GOALS, POLICIES & ACTIONS FOR REGIONAL TRANSPORTATION PLAN & CIRCULATION**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                            |                                                                         |                                                                               |                                                                                 |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                  | <b>4.2(a) Conflict with<br/>circulation policy,<br/>performance plan,<br/>ordinance</b> | <b>4.2(b) Conflict<br/>with a congestion<br/>management<br/>program</b> | <b>4.2(c) Increase<br/>risks through<br/>changed air<br/>traffic patterns</b> | <b>4.2(d) Result in<br/>inadequate<br/>emergency access,<br/>design hazards</b> | <b>4.2(e) Conflict<br/>with adopted<br/>multimodal<br/>plans</b> |
| <p>➔ Additional policies and actions that would minimize impacts to transportation and circulation can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 6.C, 10.E, 19.E, and the Airport Land Use Plans for Mammoth Yosemite Airport, Bryant Field (in Bridgeport) and Lee Vining Airport.</p> |                                                                                         |                                                                         |                                                                               |                                                                                 |                                                                  |

Table 4.3-8 below lists all applicable policies and actions proposed for air quality, GHG emissions and resource efficiency, and identifies with a checkmark (✓) those policies and actions that will reduce to less than significant levels the potential impacts use associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.1-10. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY</b>                                                                                                                            |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                      | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                    |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|                                                                                                                                                                                                                                    | <b>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</b> | <b>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</b> | <b>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</b> | <b>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</b> | <b>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</b> |
| <b>GOAL 11: Encourage appropriately scaled renewable energy generation for use within the county.</b>                                                                                                                              |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Objective 11.A. Increase renewable energy generation that is consistent with the county's visual and aesthetic qualities and values.</b>                                                                                        |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Policy 11.A.1.</b> Support and incentivize residential and nonresidential distributed renewable energy generation.                                                                                                              | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <b>Action 11.A.1.a.</b> Pursue installation of solar photovoltaic systems, power purchase agreements, or solar collective programs to meet all or part of the electrical energy requirements of County-owned or -leased buildings. | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <b>Action 11.A.1.b.</b> Continue offering and promoting incentives (e.g., streamlined permitting, prescriptive designs, fee waivers/reductions) to encourage installation of photovoltaic systems on new or existing buildings.    | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <b>Action 11.A.1.c.</b> Continue offering workshops and information for residents and businesses to provide resources and permitting assistance for those interested in adding renewable energy systems to their properties.       | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <b>Policy 11.A.2.</b> Encourage community-scale (<3 MW) renewable energy development on suitable lands, such as a biomass co-generation facility if sufficient supply becomes available.                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 11.A.2.a.</b> Support the development of appropriately sited                                                                                                                                                             |                                                                                                                                                 | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                               | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                             |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                            | <p>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</p> | <p>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</p> | <p>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</p> | <p>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</p> | <p>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</p> |
| <p>community-scale renewable energy systems that meet critical evaluation criteria, such as environmental standards, sensitive species, financial feasibility, and transmission capacity.</p>                                                                              | ✓                                                                                                                                               |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Action 11.A.2.b.</b> Work with utility providers, regulatory agencies, and local stakeholders to develop technical, environmental, and social feasibility.</p>                                                                                                       | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   | ✓                                                                                      | ✓                                                                                                                                    |
| <p><b>Policy 11.A.3.</b> Work with applicable agencies to minimize the impacts to the environmental, visual, recreational, wildlife habitat and noise environment within the county for alternative energy development on federal, state, LADWP or other agency lands.</p> | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 11.A.3.a.</b> Advocate for no adverse project impacts to the visual, recreational, and noise environment in Mono County.</p>                                                                                                                                  | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   | ✓                                                                                      | ✓                                                                                                                                    |
| <p><b>Action 11.A.3.b.</b> Advocate for no adverse projects impacts to wildlife habitat in Mono County, including sage grouse habitat and wind energy development impacts to migratory birds.</p>                                                                          | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <p><b>GOAL 12: Regulate development of large-scale wind and solar energy resources to ensure that environmental impacts are mitigated and the project is compatible with existing and planned land uses.</b></p>                                                           |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Objective 12.A. Large-scale solar and wind energy facilities shall not adversely impact the visual, recreational, and wildlife habitat resources, and noise environment in Mono County.</b></p>                                                                      |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 12.A.1.</b> Project conditions shall require compliance with all applicable provisions of the Conservation/Open Space Element and the Noise Element.</p>                                                                                                      | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   | ✓                                                                                      | ✓                                                                                                                                    |
| <p><b>Policy 12.A.2.</b> Wind energy facilities shall not adversely affect wildlife.</p>                                                                                                                                                                                   | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 12.A.2.a.</b> Wind energy facilities shall be sited so as to avoid flight paths of migratory birds.</p>                                                                                                                                                       | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   |                                                                                        | ✓                                                                                                                                    |
| <p><b>GOAL 13: Regulate use of other energy resources for power generation to ensure that</b></p>                                                                                                                                                                          |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                     | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                    |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                           | <b>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</b> | <b>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</b> | <b>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</b> | <b>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</b> | <b>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</b> |
| <b>environmental impacts and impacts to public health and safety are minimal.</b>                                                                                                                                                                                                                         |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Objective 13.A. During the course of evaluating any power generation project under the jurisdiction of Mono County, the California Energy Commission shall be consulted.</b>                                                                                                                           |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Policy 13.A.1.</b> Mono County Community Development Department shall solicit assistance from the CEC for the purposes of reviewing proposed power generation facilities.                                                                                                                              | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   | ✓                                                                                      | ✓                                                                                                                                    |
| <b>Objective 13.B. Power generation facilities shall not adversely impact the visual resources, recreational resources, and noise environment in Mono County.</b>                                                                                                                                         |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Policy 13.B.1.</b> Project conditions shall require compliance with all applicable provisions of the Conservation/Open Space Element and the Noise Element.                                                                                                                                            | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Objective 13.C. Emissions from the operation of power plants shall not adversely impact wildlife habitat, residents, or visitors and shall not constitute a hazard to public health and safety.</b>                                                                                                    |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Policy 13.C.1.</b> Project conditions shall require compliance with all applicable provisions of the Conservation/Open Space Element and the Safety Element.                                                                                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               | ✓                                                                                   | ✓                                                                                      | ✓                                                                                                                                    |
| <b>GOAL 14: Minimize the visual, environmental, and public health and safety impacts of electrical transmission lines and fluid conveyance pipelines.</b>                                                                                                                                                 |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Objective 14.A. Electrical transmission and distribution lines and fluid conveyance pipelines shall meet the utility needs of the public and be designed to minimize disruption of aesthetic quality.</b>                                                                                              |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Policy 14.A.1.</b> New major steel-tower electrical transmission facilities shall be consolidated with existing steel-tower transmission facilities except where there are technical or overload constraints or where there are social, aesthetic, significant economic, or other overriding concerns. |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Action 14.A.1.a.</b> Require selection of rights of way to preserve the natural landscape and minimize conflict with present and planned uses                                                                                                                                                          |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                        | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                             |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                     | <p>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</p> | <p>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</p> | <p>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</p> | <p>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</p> | <p>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</p> |
| <p>of land on which they are to be located.</p>                                                                                                                                                                                                                                                     |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Action 14.A.1.b.</b> Encourage the joint use of transmission and pipeline corridors to reduce the total number of corridors and service and access roads required.</p>                                                                                                                        |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Action 14.A.1.c.</b> Require the coordination of siting efforts so that other comparable utility uses can share rights of way in a common corridor where feasible.</p>                                                                                                                        |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Action 14.A.1.d.</b> The County shall adopt a proactive position in the future siting of transmission and pipeline corridors by working with utilities and project proponents to specify those locations where transmission corridors are acceptable.</p>                                     |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Action 14.A.1.e.</b> Cooperate with the USFS and BLM in planning the use of utility corridors.</p>                                                                                                                                                                                            |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.2.</b> At the expense of the project proponent, comprehensive and detailed planning studies, including review of all feasible alternatives, shall demonstrate a clear need for new transmission lines or fluid conveyance pipelines, prior to the siting of these facilities.</p> |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.3.</b> New transmission or distribution lines or fluid pipelines shall be buried when such burial does not create unacceptable environmental impacts or the potential to contaminate shallow groundwater resources.</p>                                                           |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.4.</b> Where burial is not possible, transmission facilities and fluid pipelines shall be located in relation to existing slopes such that topography and/or natural cover provide a background where possible.</p>                                                               |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.5.</b> Transmission line rights of way shall avoid crossing hills or other high points at the crests. To avoid placing a transmission tower</p>                                                                                                                                   |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                              | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                             |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</p> | <p>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</p> | <p>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</p> | <p>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</p> | <p>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</p> |
| <p>at the crest of a ridge or hill, space towers below the crest or in a saddle to carry the line over the ridge or hill. The profiles of facilities should not be silhouetted against the sky.</p>                                                                                                                                                                                                                                       |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.6.</b> Where transmission line rights of way cross major highways or rivers, the transmission line towers shall be carefully placed for minimum visibility.</p>                                                                                                                                                                                                                                                         |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.7.</b> Avoid diagonal alignments of transmission lines through agricultural fields to minimize their visibility.</p>                                                                                                                                                                                                                                                                                                    |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.8.</b> Require location of access and construction roads so that natural features are preserved and erosion is minimized. Use existing roads to the extent possible.</p>                                                                                                                                                                                                                                                |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.9.</b> Require that materials used to construct transmission towers harmonize with the natural surroundings. Self-protecting bare steel and other types of non-reflective surfaces are appropriate in many areas. Towers constructed of material other than steel, such as concrete, aluminum, or wood should be considered. Coloring of transmission line towers to blend with the landscape should be considered.</p> |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 14.A.10.</b> Above-ground transmission lines shall be non-specular wire construction.</p>                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Objective 15.B. Transmission and distribution lines shall not adversely impact wildlife, fisheries, or public health and safety.</b></p>                                                                                                                                                                                                                                                                                            |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 15.B.1.</b> New transmission or distribution lines shall avoid open expanses of water, wetland, and sagebrush steppe, particularly those heavily used by birds. They shall also avoid nesting and rearing areas.</p>                                                                                                                                                                                                         |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 15.B.2.</b> Avoid the placement of transmission or distribution lines</p>                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                                                                                    |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                       | 4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment. | 4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation | 4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations | 4.3-8(d). Creates objectionable odors affecting a substantial number of people. | 4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions. |
| through crucial wildlife habitats such as deer fawning and migration areas, and sage grouse lekking and brood-rearing habitat.                                                                                                                                        |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Policy 15.B.3.</b> Design transmission lines to minimize hazards to raptors and other large birds, and require the installation of anti-perching devices when overhead placement in sensitive habitat is unavoidable.                                              |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Policy 15.B.4.</b> Where burial is not possible, overhead transmission lines shall provide a maintenance and fire safety plan.                                                                                                                                     |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>GOAL 15: Encourage the prudent use of energy and to allow substitution of alternative energy sources for conventional energy when such substitution would result in minimal environmental impacts.</b>                                                             |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Objective 15.A. Promote the direct use of geothermal, biomass and other heat sources provided that such use does not conflict with recreational uses and does not create unmitigatable environmental impacts.</b>                                                  |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Policy 15.A.1.</b> Support the use of direct alternative heat sources in Mammoth Lakes, Bridgeport, and other communities where such resources are available.                                                                                                      | ✓                                                                                                                                        | ✓                                                                                                                        | ✓                                                                            |                                                                                 | ✓                                                                                                                             |
| <b>Action 15.A.1.a.</b> Identify applications for the direct use of alternative heat sources, in addition to space heating, which could support environmentally compatible light industry (such as greenhouses, aquaculture, vegetable dehydration, etc.).            | ✓                                                                                                                                        | ✓                                                                                                                        | ✓                                                                            |                                                                                 | ✓                                                                                                                             |
| <b>Action 15.A.1.b.</b> Cooperate with other agencies and jurisdictions on the development and implementation of projects utilizing alternative heat sources.                                                                                                         | ✓                                                                                                                                        | ✓                                                                                                                        | ✓                                                                            |                                                                                 | ✓                                                                                                                             |
| <b>Policy 15.A.2.</b> Through participation in the LVHAC Hydrologic Monitoring Program, ensure the implementation of adequate geothermal reservoir monitoring for direct use projects with potential to affect Hot Creek Hatchery springs or Hot Creek Gorge springs. |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Goal 16: Improve energy efficiency in existing buildings.</b>                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                    | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                             |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                 | <p>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</p> | <p>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</p> | <p>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</p> | <p>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</p> | <p>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</p> |
| <p><b>Objective 16.A. Improve the information and support available to residential and nonresidential property owners to reduce energy use</b></p>                                                                                                                              |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <p><b>Policy 16.A.1.</b> Work with nonprofits and utility providers to provide property owners with technical assistance, energy efficiency programs, and financial incentives.</p>                                                                                             | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.1.a.</b> Support and publicize compact fluorescent (CFL) or light-emitting diode (LED) giveaways, and incandescent bulb exchange programs.</p>                                                                                                                | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.1.b.</b> Work with utility providers to encourage home/commercial audits and energy efficiency retrofits.</p>                                                                                                                                                 | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.1.c.</b> Support or host events that highlight and promote successful programs.</p>                                                                                                                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.1.d.</b> Promote and reward energy efficiency efforts of local visitor-serving and recreational businesses.</p>                                                                                                                                               | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Policy 16.A.2.</b> Provide green building information and resources in a publicly available format (e.g, a dedicated page on the County website).</p>                                                                                                                     | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.2.a.</b> Provide green building information and resources.</p>                                                                                                                                                                                                | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.2.b.</b> Provide information about programs, rebates such as the California Solar Initiative, on-bill financing, or other financial incentives to help residents and businesses complete energy-saving measures such as audits and whole-house retrofits.</p> | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.2.c.</b> Provide information on low-income assistance programs, such as weatherization.</p>                                                                                                                                                                   | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.A.2.d.</b> Provide information to local businesses about resource-efficient procurement opportunities.</p>                                                                                                                                                      | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |



**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                   | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                    |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | <b>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</b> | <b>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</b> | <b>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</b> | <b>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</b> | <b>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</b> |
| <b>Objective 16.B. Increase the number of programs available and accessibility to capital to assist residential and nonresidential properties with implementation of resource-efficient practices.</b>                  |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
| <b>Policy 16.B.1.</b> Provide programs and information to reduce existing energy use.                                                                                                                                   | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.1.a.</b> Offer a property assessed clean energy (PACE) financing program for residential and nonresidential energy efficiency.                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.1.b.</b> Work with GBUAPCD to provide incentives to replace non-certified woodstoves with EPA-certified wood or pellet stoves or propane units.                                                          | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Policy 16.B.2.</b> Encourage energy-efficient measures and practices through standard County programs, such as well and building permits.                                                                            | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.2.a.</b> Promote installation of variable frequency drive water pumps to serve existing residential buildings.                                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.2.b.</b> Encourage voluntary upgrades of residential and nonresidential HVAC systems.                                                                                                                    | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.2.c.</b> Encourage energy audits and voluntary retrofits for residential and nonresidential buildings at the time of sale or major renovation (>50% of building square footage, or addition of >500 sf). | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Policy 16.B.3.</b> Provide incentives and information to support upgrades to rental properties, non-primary housing, and other types of housing.                                                                     | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.3.a.</b> Promote opportunities to improve energy efficiency and install renewable energy systems in rental or secondary homes.                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Action 16.B.3.b.</b> Provide information on programs such as upgrades to mobile homes, blow-in insulation, and double-paned glazed low-e windows                                                                     | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <b>Objective 16.C. Reduce energy use in existing County facilities.</b>                                                                                                                                                 |                                                                                                                                                 |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                              | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                             |                                                                                                                                 |                                                                                     |                                                                                        |                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                           | <p>4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment.</p> | <p>4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation</p> | <p>4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations</p> | <p>4.3-8(d). Creates objectionable odors affecting a substantial number of people.</p> | <p>4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions.</p> |
| <p><b>Policy 16.C.1.</b> Continue progress toward net zero energy use in County facilities.</p>                                                                                                                                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.1.a.</b> Seek funding for and then develop a net zero energy feasibility study for County facilities that would include renewable energy generation, whole-building energy audits, construction costs and return on investment horizons, and potential time frames.</p> | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.1.b.</b> Consider installing cool roof materials on existing and new County-owned buildings.</p>                                                                                                                                                                        | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.1.c.</b> Replace appliances and equipment in County-owned and leased buildings with energy-efficient models.</p>                                                                                                                                                        | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.1.d.</b> Develop and implement a schedule—for example, through whole-building energy audits—to address no cost/low cost energy retrofit projects in County-owned and -leased buildings.</p>                                                                             | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.1.e.</b> Reduce energy demand in County-owned buildings by capturing “daylighting” opportunities.</p>                                                                                                                                                                   | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.1.f.</b> Collaborate with owners of leased buildings to audit and benchmark energy use, retrofit for efficiency, and develop a preferred leasing agreement that incorporates energy-efficient practices.</p>                                                            | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Policy 16.C.2.</b> Continue to manage maintenance and ongoing programs that support energy reduction.</p>                                                                                                                                                                           | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.2.a.</b> Periodically audit and benchmark energy use in County-owned buildings to identify opportunities for energy efficiency and conservation.</p>                                                                                                                    | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |
| <p><b>Action 16.C.2.b.</b> Ensure that HVAC and lighting systems in County-owned and -leased buildings are operating as designed and installed.</p>                                                                                                                                       | ✓                                                                                                                                               | ✓                                                                                                                               |                                                                                     |                                                                                        | ✓                                                                                                                                    |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                 | ENVIRONMENTAL IMPACTS                                                                                                                    |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                              | 4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment. | 4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation | 4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations | 4.3-8(d). Creates objectionable odors affecting a substantial number of people. | 4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions. |
| <b>Action 16.C.2.c.</b> Continue to use energy management software to monitor real-time energy use in County-owned and -leased buildings to identify energy usage patterns and abnormalities.                                                                                                                | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 16.C.2.d.</b> Install motion sensors, photocells, and multi-level switches to control room lighting systems in County-owned and -leased buildings.                                                                                                                                                 | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 16.C.2.e.</b> Encourage utility providers to install smart meters on County-owned buildings.                                                                                                                                                                                                       | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Goal 17: Reduce energy use in new construction and major renovations.</b>                                                                                                                                                                                                                                 |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Objective 17.A. Increase green building practices in new construction and major renovations</b>                                                                                                                                                                                                           |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Policy 17.A.1.</b> Support and promote residential and nonresidential green building construction.                                                                                                                                                                                                        | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 17.A.1.a.</b> Offer incentives (e.g., streamlined permitting, prescriptive designs, fee waivers/reductions) for green building practices, such as verifiable green building practices that exceed state or local minimum standards, ground-source heat pumps, or photovoltaic solar installations. | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 17.A.1.b.</b> Work with utility providers to provide information to businesses about available rebates for new residential and commercial buildings that exceed Title 24 by at least 15%.                                                                                                          | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 17.A.1.c.</b> Offer technical expertise and assistance for community members, builders, and businesses undertaking green building projects.                                                                                                                                                        | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Policy 17.A.2.</b> Continue to transition to green building practices in new County facilities.                                                                                                                                                                                                           | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Policy 17.A.2.</b> Continue to transition to green building practices in new                                                                                                                                                                                                                              |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                           | ENVIRONMENTAL IMPACTS                                                                                                                    |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        | 4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment. | 4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation | 4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations | 4.3-8(d). Creates objectionable odors affecting a substantial number of people. | 4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions. |
| County facilities.                                                                                                                                                                     | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 17.A.2.a.</b> Consider certification by a third-party rater to ensure all new County facilities and renovations of existing facilities comply with green building standards. | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 17.A.2.b.</b> Target meeting net-zero energy requirements or exceeding minimum Title 24 requirements for new County buildings and renovation of existing facilities.         | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Goal 18: Collaborate with community partners, and empower the public to improve resource efficiency within the county.</b>                                                          |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Objective 18.A. Leverage resources regionally to build capacity for resource efficiency programs.</b>                                                                               |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Policy 18.A.1.</b> Work with local schools to support educational opportunities that promote resource efficiency.                                                                   | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.1.a.</b> Collaborate with high schools to provide students with resource-based internship opportunities.                                                                | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.1.b.</b> Partner with local community colleges and grade schools to develop classes or workshops with a resource focus.                                                 | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Policy 18.A.2.</b> Collaborate with local, state, and regional agencies and organizations to identify resource conservation opportunities and share information.                    | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.2.a.</b> Integrate energy conservation discussions and opportunities into projects or efforts with other federal, state, and regional agencies.                         | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.2.b.</b> Utilize the RPACs to create ongoing opportunities for community members to provide feedback on resource policies and programs.                                 | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.2.c.</b> Promote the Mono County "Living Light Guide" that outlines steps residents and businesses can take to reduce energy and                                        | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |

**TABLE 4.1-10. MITIGATING GOALS, POLICIES & ACTIONS FOR AIR QUALITY, GHG, RESOURCE EFFICIENCY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                | ENVIRONMENTAL IMPACTS                                                                                                                    |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                       | 4.3-8(a) Conflicts with implementation of the air quality plan or increases a criteria pollutant for which the region is non-attainment. | 4.3-8(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation | 4.3-8(c) Exposes sensitive receptors to substantial pollutant concentrations | 4.3-8(d). Creates objectionable odors affecting a substantial number of people. | 4.3-8(e). Generates GHG emissions that may impact the environment or conflict with a regulation/plan to reduce GHG emissions. |
| water use, recycle, and use alternative transportation.                                                                                                                                                                               |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |
| <b>Action 18.A.2.d.</b> Include information in County mailings, websites, and other media about actions that individuals and businesses can take to improve resource efficiency.                                                      | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.2.e.</b> Participate in the CoolCalifornia Challenge which challenges local agencies to engage residents in taking action to reduce household energy use and vehicle miles traveled.                                   | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Policy 18.A.3.</b> Support and participate in the outreach, education, and collaboration efforts of the Eastern Sierra Energy Initiative partnership.                                                                              | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.3.a.</b> Distribute giveaway items (e.g., compact fluorescent light bulbs, reusable bags) to encourage environmental responsibility.                                                                                   | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.3.b.</b> Develop public service announcements and/or talk shows related to resource efficiency.                                                                                                                        | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.3.c.</b> Use social media to inform the community about resource efficiency activities and opportunities.                                                                                                              | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.3.d.</b> Host a leadership summit for community leaders, school groups, and businesses to gather and share resource conservation experiences, expertise, strategies, and ideas.                                        | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <b>Action 18.A.3.e.</b> Provide recognition programs for individuals, groups, and businesses that adopt resource efficiency practices.                                                                                                | ✓                                                                                                                                        | ✓                                                                                                                        |                                                                              |                                                                                 | ✓                                                                                                                             |
| <p>→ Additional policies and actions that would minimize impacts to air quality and GHG can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 1.A, 1.B, 4.A, 4.B, 6.C, 6.E, 9.D, 10.C, and 26.b.</p> |                                                                                                                                          |                                                                                                                          |                                                                              |                                                                                 |                                                                                                                               |

**1.1. POLICIES BIOLOGICAL RESOURCES**

Table 4.13-10 below lists all applicable policies and actions to minimize impacts associated with biological resources, and identifies with a checkmark (✓) those policies and actions that will minimize the potential impacts on biological resources associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.4-10. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR BIOLOGICAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                       |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>ENVIRONMENTAL IMPACTS</b>                                                                          |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species?</b> | <b>4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community?</b> | <b>4.4(c) Have a substantial adverse effect on federally protected wetlands?</b> | <b>4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species?</b> | <b>4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy?</b> | <b>4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan?</b> |
| <b>GOAL 2: Maintain an abundance and variety of vegetation, aquatic and wildlife types in Mono County for recreational use, natural diversity, scenic value, and economic benefits.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                       |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
| <b>Objective 2.A. Maintain and restore botanical, aquatic and wildlife habitats in Mono County.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                       |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
| <b>Policy 2.A.1.</b> Future development projects shall avoid potential significant impacts to animal or plant habitats or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                                     | ✓                                                                                                                 | ✓                                                                                | ✓                                                                                                                   |                                                                                                                               |                                                                                                                            |
| <b>Action 2.A.1.a.</b> Future development projects with the potential to significantly impact animal or plant habitats shall assess site-specific resource values and potential impacts prior to project approval. Examples of potential significant impacts include: substantially affecting a candidate, sensitive, rare or endangered species of animal or plant or the habitat of the species; and/or interfering substantially with the movement of any resident or migratory fish or wildlife species; and/or substantially diminishing habitat for fish, wildlife, or plants, including wetlands and riparian areas. The analysis shall be funded by the applicant; be prepared by a qualified person under the direction of Mono County and in | ✓                                                                                                     | ✓                                                                                                                 | ✓                                                                                | ✓                                                                                                                   |                                                                                                                               |                                                                                                                            |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                   |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species?</p> | <p>4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community?</p> | <p>4.4(c) Have a substantial adverse effect on federally protected wetlands?</p> | <p>4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species?</p> | <p>4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy?</p> | <p>4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan?</p> |
| <p>consultation with the CDFW; assess existing conditions in the general project vicinity, including the identification of any listed or candidate threatened or endangered species or habitats of special concern, and annual and daily wildlife movement patterns and corridors; describe the impacts of the proposed development upon animal and plant habitat extent, quality and connectivity within the project site and on surrounding areas; and recommend project alternatives or measures and monitoring to avoid or mitigate impacts to animal and plant habitat. 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. The project sponsor shall fund the monitoring and shall be responsible for remedying deficiencies.</p> |                                                                                                       |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
| <p><b>Action 2.A.1.b.</b> Project design should first seek to avoid impacts. Unavoidable impacts should next be minimized, and finally mitigated. Significant impacts to animal and plant habitats can be minimized with cluster development and/or large acre minimum parcel sizes (e.g., in key deer habitat, at least 20 acres for winter range and migration corridors, and at least 40 acres for critical winter range and critical corridors); encouraging future development to locate in less-sensitive areas or on sites adjacent to previously developed areas; encouraging fence designs that allow for the movement of wildlife and protect against mortality (e.g., sage grouse); where necessary, requiring leash laws as a condition of project approval, in order to control domestic animals</p>                                                | ✓                                                                                                     | ✓                                                                                                                 | ✓                                                                                | ✓                                                                                                                   | ✓                                                                                                                             |                                                                                                                            |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                   |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species?</p> | <p>4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community?</p> | <p>4.4(c) Have a substantial adverse effect on federally protected wetlands?</p> | <p>4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species?</p> | <p>4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy?</p> | <p>4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan?</p> |
| <p>in developments in key wildlife habitat. Encourage monitoring and reporting of dog/wildlife problems in developments in deer and sage grouse habitat; requiring project designs to: a) protect important habitat features that are difficult or impossible to replace such as springs and seeps, large trees, old growth, relatively undisturbed caves, wetlands, water courses or water bodies; b) protect or replace valuable habitat features (snags, downed logs, man-made water sources, salt licks, spawning grounds, leks, thermal cover, etc.) where feasible; and/or c) minimize or eliminate the loss of wildlife trails and collision threats associated with roadway crossings; requiring project designs to protect important cultural features that also function as wildlife habitat (such as abandoned mines that function as habitat for bats, small mammals, and a variety of avian species); and maintaining/enhancing cover to provide visual barriers to help maintain habitat use (e.g., terrain features, vegetation, and shielded lighting can be used to reduce or avoid visual disturbance in deer use areas); when wetland and riparian disturbance cannot be avoided, seek restoration of adjacent habitat or compensation through an acceptable mitigation fee or other program pursuant to CEQA and Clean Water Act §404; requiring projects to limit the conveyance of pollutants and sediments from runoff into wetlands and riparian areas and minimize the redirection of wildlife movement (and in no case shall linear barriers such as fences or other design features direct wildlife onto highly traveled</p> |                                                                                                       |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |



**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                        | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| roadways); requiring project with potential impacts on nesting bird populations to consult with appropriate state and federal agencies, and potentially prepare a nesting bird plan approved by CDFW as a condition of approval; and requiring development projects affecting and adjacent to wetland or riparian areas to undertake habitat restoration, including removal of non-native species, as feasible, to ensure ecosystem function. |                                                                                                |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.c.</b> Consult with and honor the permitting and regulatory authority of state and federal agencies, including the USACE, USFWS, CDFW, and the SWRCB, with regard to wetlands and waterways.                                                                                                                                                                                                                                  | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.d.</b> Native vegetation is strongly encouraged for landscaping, erosion control, or other purposes. Use of non-native vegetation shall require an assessment and mitigation of the effects of the introduced species, and in no case shall invasive non-native species be approved.                                                                                                                                          | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.1.e.</b> Landscaping and revegetation plans shall include measures to control invasive, non-native plants including weeds and annual grasses.                                                                                                                                                                                                                                                                                   | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.1.f.</b> For non-native plant removal, mechanical controls should be considered over chemical controls, where possible.                                                                                                                                                                                                                                                                                                         | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.g.</b> Projects outside community areas within identified deer and sage grouse habitat areas, (see MEA, Biological Resources), that may have a significant effect on deer or sage                                                                                                                                                                                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                          | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| grouse shall submit a site-specific study performed by a recognized and experienced biologist per Action 1.1.                                                                                                                                                                                                            |                                                                                                |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.h.</b> Projects with features that have the potential to be attractive wildlife nuisances shall include an assessment of the potential impacts from those features in the project analysis and proposed mitigation measures.                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.i.</b> Mining projects shall be required to submit a Reclamation Plan with the application. Other types of projects (e.g., geothermal development) may be required to submit a Reclamation Plan with the project application. The Reclamation Plan must comply with standards in Mono County Code §7.10. | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.j.</b> In accordance with CEQA, monitor adopted mitigation measures and refine future efforts as appropriate.                                                                                                                                                                                            | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.1.k.</b> The County may initiate cumulative impact assessments for selected wildlife resources if it appears that the combined effects of multiple projects may be significant. Such assessments shall be funded from appropriate development fees or other available sources.                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.l.</b> Limit road development in valuable habitat areas to the minimum required to achieve necessary access.                                                                                                                                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.1.m.</b> Geothermal projects in the Hot Creek deer migration zone shall not be permitted unless a finding is made that potential impacts to deer have been avoided or mitigated to a level of non-significance                                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                             | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Action 2.A.1.n.</b> Geothermal projects in the Hot Creek deer migration zone may be prevented upon a finding that they will interfere with adopted CDFW regulations or herd plan goals.                                                                                                                                  | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.o.</b> Where other mitigations cannot reduce impacts to a level of non-significance, a mitigation fee levied on proposed development may be used to enhance habitat elsewhere. In some crucial, non-replaceable habitats, this may not be a viable option.                                                  | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.1.p.</b> In coordination with the CDFW and other appropriate agencies, provide information and educational programs to landowners and developers on how to improve wildlife habitat on their property.                                                                                                        | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.1.q.</b> Work with the CDFW, Caltrans, and other appropriate agencies to develop, fund and implement a program to minimize wildlife collisions (also see the RTP).                                                                                                                                            | ✓                                                                                              |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.2.</b> Protect and restore threatened and endangered plant and animal species and their habitats.                                                                                                                                                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.2.a.</b> If a project is likely to have significant impacts on any state or federally listed threatened or endangered species, the County will consult fully with appropriate agencies and organizations, such as the CDFW, the USFWS, and the CNPS, concerning project alternatives and mitigation measures. | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.2.b.</b> Support the acquisition of areas with threatened or endangered species by federal or state land management agencies or land conservation organizations.                                                                                                                                              | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                 | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                        | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Action 2.A.2.c.</b> Work with appropriate agencies and organizations to investigate the feasibility of establishing preservation areas to protect and restore threatened and endangered species.                                    | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.2.d.</b> Work with the USFWS and other appropriate agencies to protect and restore listed species and their habitats while also minimizing impacts to county residents and visitors.                                     | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Policy 2.A.3.</b> Protect and restore sensitive plants, wildlife and their habitat, and those species of exceptional scientific, ecological, or scenic value.                                                                       | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.3.a.</b> Enforce maximum site disturbance standards in appropriate land use designations in the General Plan.                                                                                                            | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.3.b.</b> Require landscape plans to incorporate the use of native vegetation when feasible. The transplanting of existing vegetation and use of locally collected seed may be required in the landscape plan.            | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.3.c.</b> When applicable, revegetation and landscape plans should include provisions to retain and re-establish upland vegetation, especially bitterbrush and sagebrush, as important mule deer and sage grouse habitat. | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.3.d.</b> In order to protect their special value to plant diversity and wildlife habitat, limit development in edge zones, riparian areas, and wetlands.                                                                 | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.3.e.</b> Projects within key sage grouse habitat shall not be permitted unless a finding is made that potential impacts have been avoided or mitigated to a level of non-significance or a                               |                                                                                                |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                   |                                                                                                                   |                                                                                  |                                                                                                                     |                                                                                                                               |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species?</p> | <p>4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community?</p> | <p>4.4(c) Have a substantial adverse effect on federally protected wetlands?</p> | <p>4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species?</p> | <p>4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy?</p> | <p>4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan?</p> |
| <p>statement of overriding considerations is approved. Potential mitigation measures may include minimizing site disturbance and limiting it to the poorest quality habitat on the parcel (e.g., near trees, away from leks and water, etc.); siting structures taller than 6 feet or above the sagebrush average height outside the line of sight of a lek; minimizing the installation of fencing and all fencing shall be of a wildlife friendly design, which may include the following specifications: not taller than 42", three strands, bottom strand a minimum of 16" from the ground, top wire marked for visibility, lay down and let-down fencing, and avoidance of posts serving as avian predator perches. Other designs may be warranted depending on the wildlife concerns of the areas, and the BLM, USFWS and/or CDFW should be consulted; installing perch deterrents on structures taller than 6 feet or above the sagebrush average height; controlling domestic animals on the property; designating seasonal use restrictions; restoring native vegetation or otherwise improving vegetative habitat, including removal of invasive trees and annual grasses, and reducing fire risk on nearby public lands; contributing financially to an established program undertaking habitat restoration within Mono County; and including other measures developed in consultation with key Bi-State sage grouse partners (e.g., USFWS, CDFW, BLM, USFS), including considerations to mitigate impacts to reduced connectivity and fragmentation.</p> | ✓                                                                                                     | ✓                                                                                                                 | ✓                                                                                | ✓                                                                                                                   | ✓                                                                                                                             |                                                                                                                            |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                 | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Action 2.A.3.f.</b> Review ministerial permits in sage grouse habitat for impacts and make every effort to work with the applicant to include mitigation measures, including those in Action 2.A.3.e.                                                                                        | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.3.g.</b> Participating in collaborative conservation efforts to minimize adverse impacts to sensitive species.                                                                                                                                                                    | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.3.h.</b> Maintenance agreements and procedures for roads and other infrastructure shall consider impacts to special-status species including consultation with appropriate state and federal agencies.                                                                            | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.4.</b> Participate in the Bi-State Local Area Working Group on sage grouse conservation and assist with the implementation of the Bi-State Action Plan.                                                                                                                           | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.4.a.</b> Assist with coordination, communication and administration of the working group and associated conservation efforts, including reporting, education events, and outreach.                                                                                                | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.4.b.</b> Partner on sage grouse conservation projects and monitoring, including habitat management and improvement, signage, drainage improvements, fence removal and modification, and annual lek counts.                                                                        | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |
| <b>Action 2.A.4.c.</b> Work with partners to implement the Bi-State Action Plan over the next 10 years, including responsibilities specific to Mono County such as the development of General Plan policies (included in this Element) and planning for the closure of Benton Crossing Landfill | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                        | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Policy 2.A.5.</b> Prohibit construction activities such as grading in sensitive habitats prior to environmental review in compliance with CEQA and the Mono County Grading Ordinance.                                                                                                                                                                                                               | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Policy 2.A.6.</b> During construction, use soil conservation practices and management techniques to conserve naturally occurring soils.                                                                                                                                                                                                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.6.a.</b> Projects requiring a grading permit shall prepare a plan for the protection, conservation, and future use of naturally occurring soils that are suitable as a plant growth medium. The plan shall ensure that stockpiled soils and graded materials are protected from contamination, chemical and physical degradation, and erosion throughout all stages of the project life. |                                                                                                |                                                                                                            |                                                                           |                                                                                                              | ✓                                                                                                                      |                                                                                                                     |
| <b>Policy 2.A.7.</b> Support the acquisition of valuable wildlife habitat by federal or state land management agencies or land conservation organizations.                                                                                                                                                                                                                                             | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |
| <b>Action 2.A.7.a.</b> Support acquisition of important wildlife areas through outright purchase, land donations, trades, purchase of easements, and related options.                                                                                                                                                                                                                                  | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |
| <b>Action 2.A.7.b.</b> Provide information to property owners on incentives for protecting key wildlife habitat, including conservation easements, purchase at fair market value, land trades, etc.                                                                                                                                                                                                    | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |
| <b>Action 2.A.7.c.</b> Work with appropriate agencies and organizations to investigate the feasibility of establishing habitat preservation areas to protect and improve significant habitat areas.                                                                                                                                                                                                    | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                    | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Action 2.A.7.d.</b> The Economic Development Department should work with the Fisheries Commission to advise the County on fish and related wildlife issues.                                                                                                     | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.8.</b> Restrict or seasonally limit OHV and other recreational uses in valuable habitat areas in order to protect those resources.                                                                                                                   | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Policy 2.A.9.</b> Maintain water quality for fishery habitat by enforcing the policies contained in the Water Quality and Agriculture / Grazing/ Timber sections of the Conservation/Open Space Element.                                                        | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.10.</b> Support efforts to regulate in-stream flows and lake levels to maintain fishery and other wildlife values, including riparian habitat.                                                                                                       | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.10.a.</b> Cooperate with the CDFW to obtain adequate habitat protection in connection with Stream or Lake Alteration Agreements and in-stream flow agreements when required for developments.                                                        | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.10.b.</b> Study the feasibility of enlarging existing reservoirs, or implementing other alternatives to enhance fishery and wildlife resources. Alternatives include improving water quality and water-bird nesting, and establishing minimum pools. | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.10.c.</b> Encourage restoration of fishery and riparian habitat that has been degraded or lost.                                                                                                                                                      | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |



**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                              | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Action 2.A.10.d.</b> Work with the CDFW and other appropriate agencies to prevent and remove unnatural blockages and other impediments to fish movement wherever appropriate.                                                             | ✓                                                                                              |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.11.</b> To provide richer angling diversity, and to increase the wild trout population and stimulate tourism, support efforts to manage fisheries in accordance with their biological capabilities.                            | ✓                                                                                              |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.11.a.</b> Support the development and implementation of trout enhancement programs by the Mono County Economic Development Department.                                                                                         |                                                                                                |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.11.b.</b> Work with the CDFW and other appropriate entities to enhance fishery resources. Potential projects include improving spawning areas, providing additional angler education and interpretive programs and facilities. | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.11.c.</b> Pursue grant funding for fisheries enhancement.                                                                                                                                                                      | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.12.</b> Promote the non-consumptive use of existing fisheries, where appropriate.                                                                                                                                              | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.12.a.</b> Work with the CDFW and other entities to identify areas for catch-and-release or other appropriate restrictions, and to implement such programs or restrictions.                                                     |                                                                                                |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.12.b.</b> Work with the CDFW and other appropriate entities to provide educational material on the non-consumptive use of fisheries; e.g., information on the proper technique for catch-and-release fishing.                  |                                                                                                |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                             | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| <b>Policy 2.A.13.</b> Support state and federal efforts to maintain trout fisheries in appropriate remote locations. (See CDFW's High Mountain Lakes Project Region 6.)                                                                                                                                                                                                                                                                                                  | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.13.a.</b> Support continued and/or enhanced stocking of appropriate backcountry lakes.                                                                                                                                                                                                                                                                                                                                                                     | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.13.b.</b> Recognize certain lakes and streams in the backcountry may be more appropriate for the conservation of sensitive, threatened or endangered species, such as the listed Sierra Nevada yellow-legged frog. These habitats are likely to be isolated water bodies with natural barriers to fish in wilderness areas, free of chytrid fungus infection, lacking self-sustaining fish populations, and identified for habitat protection by the CDFW. | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      | ✓                                                                                                                   |
| <b>Policy 2.A.14.</b> When feasible, supplement CDFW fish stocking efforts with a County-supported stocking program.                                                                                                                                                                                                                                                                                                                                                     |                                                                                                |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Action 2.A.14.a.</b> As funding permits, continue the County's current fish stocking program.                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                            |                                                                           | ✓                                                                                                            |                                                                                                                        |                                                                                                                     |
| <b>Policy 2.A.15.</b> Develop and implement programs to use county Fish and Wildlife fine revenues, and other state and federal funds, to maintain and restore botanical, aquatic and wildlife habitats in the county. Programs could include measures to improve fish and wildlife habitat (e.g., placement of cattle fencing and fish screens), implementation of measures to reduce deer road kill, etc.                                                              | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |
| <b>Action 2.A.15.a.</b> Prioritize projects benefitting sage grouse habitat such as fence removal or retrofit (with markers and/or letdown features), perch deterrents on potential raptor perches, grading or                                                                                                                                                                                                                                                           | ✓                                                                                              | ✓                                                                                                          | ✓                                                                         | ✓                                                                                                            | ✓                                                                                                                      |                                                                                                                     |

**TABLE 4.4-10. MITIGATING GOALS, POLICIES & ACTIONS FOR BIOLOGICAL RESOURCES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS | ENVIRONMENTAL IMPACTS                                                                          |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                              | 4.4(a) Have a substantial adverse effect on a candidate, sensitive, or special status species? | 4.4(b) Have a substantial adverse effect on a riparian habitat or other sensitive natural plant community? | 4.4(c) Have a substantial adverse effect on federally protected wetlands? | 4.4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species? | 4.4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy? | 4.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan? |
| road projects to improve hydrologic flow, and raven control at the Benton Crossing Landfill. |                                                                                                |                                                                                                            |                                                                           |                                                                                                              |                                                                                                                        |                                                                                                                     |

→ Additional policies and actions that would minimize impacts to biological resources can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 4.B, 5.C, 6.A, 8.A, 9.H, 18.A, 18.B, 18.C, 21.C and 24.F.

Table 4.5-5 below lists proposed policies and actions that apply to soils and geology, and identifies with a checkmark (✓) those policies and actions that will serve to minimize the potential impacts on soils and geology associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.5-5. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR SOILS AND GEOLOGY</b>                                                                                                                                                                                                                                                                                                 |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                      | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                 |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                    | <b>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</b> | <b>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</b> | <b>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</b> | <b>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</b> | <b>4.5-5(e) Result in the loss of availability of a known mineral resource?</b> |
| <b>GOAL 7: Provide for the conservation and development of mineral resources in a manner that minimizes land use conflicts and maintains a quality environment.</b>                                                                                                                                                                                                                |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <b>Objective 7.A. Provide for the conservation and development of mineral resources in a manner that minimizes land use conflicts and maintains a quality environment.</b>                                                                                                                                                                                                         |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <b>Policy 7.A.1.</b> Pursue methods that will elevate Mono County's status from a "Low" priority to a "Very High" or "High" priority with respect to the California Department of Conservation, Division of Mines and Geology, priority schedule for <i>Mineral Land Classification Studies</i> .                                                                                  |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <b>Policy 7.A.2.</b> The <i>State Mineral Land Classification Reports</i> , as completed and transmitted to Mono County by the State Geologist, shall be utilized to locate and identify: areas containing little or no mineral deposits; areas containing significant mineral deposits; areas containing mineral deposits, the significance of which requires further evaluation. |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <b>Action 2.1:</b> The detailed maps and text associated with <i>State Mineral Land Classification Reports</i> and/or <i>State Board of Mines and Geology Designations</i> shall be kept on file with the Planning Division and made available for public review upon request (see Table 2).                                                                                       |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <b>Policy 7.A.3.</b> Until the State Geologist finalizes and transmits <i>State Mineral Land Classification Reports</i> for all areas of Mono County, pursue other methods and funding sources that could be utilized to identify where locally important and/or potentially significant mineral resource deposits may exist.                                                      |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                              | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p><b>Action 7.A.3.a.</b> In cases where conflicts may arise between <i>State Mineral Land Classification Reports</i> and Mineral Resource Mapping in the <b>MEA</b>, the <i>State Mineral Land Classification Reports</i> shall take precedence or, if necessary, cases shall be decided on a case-by-case basis in consultation with representatives from the state Division of Mines and Geology.</p>                                                  |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.A.3.b.</b> The MEA Mineral Resource Mapping is intended to be utilized as resource material only and should not be construed, in and of itself, as dictating land use policy. The accuracy of the MEA Mineral Resource Mapping is not sanctioned by the County.</p>                                                                                                                                                                        |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Action 7.A.3.c.</b> The Planning Division shall update and incorporate changes to the MEA Mineral Resource Mapping as new information becomes available.</p>                                                                                                                                                                                                                                                                                        |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.A.3.d.</b> Mineral Resource Mapping and all reference materials associated with the development and/or modification thereof shall be kept on file with the Planning Division and made available for public review upon request.</p>                                                                                                                                                                                                        |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Objective 7.B. Conserve and protect areas containing significant mineral deposits in a manner that avoids or minimizes land use conflicts.</b></p>                                                                                                                                                                                                                                                                                                  |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Policy 7.B.1.</b> Significant mineral resource deposits identified in <i>State Mineral Land Classification Reports</i> shall be assigned to a "DMG" classification on the MEA Mineral Resource Maps. The purpose of this assignment shall be to recognize mineral information classified by the State Geologist and transmitted by the State Mining and Geology Board, assist in the management of land uses that may affect areas of statewide</p> |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p>and regional significance, and emphasize the conservation and potential for development of the identified mineral deposit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Action 7.B.1.a.</b> Prior to permitting a use that would threaten the potential to extract minerals in an area classified by the State Geologist as an "area containing significant mineral deposits," the applicant shall provide a report in conformity to applicable provisions of SMARA. The report shall be funded by the applicant and at a minimum shall be prepared by a qualified professional under the direction of Mono County; assess the significance of the mineral resource and describe the impacts of the proposed development upon future mineral resource development; specify the reasons why the proposed use should be permitted; and propose project alternatives and/or mitigation measures to avoid or reduce potential project impacts with respect to the resource.</p> |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | <p>✓</p>                                                                        |
| <p><b>Action 7.B.1.b.</b> Land use decisions involving areas designated by the state Mining and Geology Board as "areas of regional and/or statewide significance" shall also consider the importance of the minerals to their market region, the state, and the nation as a whole and not just the importance to the County's area of jurisdiction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | <p>✓</p>                                                                        |
| <p><b>Action 7.B.1.c.</b> Prior to permitting a use that would threaten the potential to extract minerals in an area classified by the State Geologist as an "area containing mineral deposits the significance of which requires further evaluation," the County may require the applicant to provide a report prepared in conformity to the specifications in Action 1.1 above. The report shall be submitted to the State Geologist for review and comment.</p>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | <p>✓</p>                                                                        |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                               | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                                                            | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p><b>Action 7.B.1.d.</b> <i>State Mineral Land Classification Reports</i> shall be reviewed by the Planning Division. Areas designated by the State Geologist as "areas containing significant mineral resource deposits" shall be assigned to an appropriate land use designation that shall emphasize the conservation and potential for development of the resource.</p>               |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.B.1.e.</b> Prior to permitting a use that would threaten the potential to extract "locally important and/or potentially significant mineral resource deposits," the County may require the applicant to provide a report prepared in conformity to the specifications in Action 1.1 above. The report shall be submitted to the State Geologist for review and comment.</p> |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Policy 7.B.2.</b> The possible existence of a mineral deposit should not preclude use of land for a higher and better use.</p>                                                                                                                                                                                                                                                       |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Objective 7.C. Manage all mineral resource development activities in a manner that adequately protects the public health, safety, and welfare as well as environmental and socio-economic values</b></p>                                                                                                                                                                             |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Policy 7.C.1.</b> Mineral resource development projects shall meet or exceed applicable provisions of CEQA, NEPA, SMARA, Mono County LUE Chapter 35 (reclamation plans) and the Mono County Environmental Handbook.</p>                                                                                                                                                              |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.1.a.</b> Mineral resource development projects shall strive to avoid or mitigate potentially significant adverse environmental impacts. Significant adverse impacts that cannot be mitigated to a level of non-significance shall require findings of overriding consideration in conformity to CEQA.</p>                                                                 |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.1.b.</b> Require an Environmental Impact Report (EIR), with appropriate mitigation, for all open pit mining operations that are subject</p>                                                                                                                                                                                                                               |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                     | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                  | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p>to permit requirements as specified in SMARA and that propose to utilize a cyanide heap leaching process.</p>                                                                                                                                                                                                                                 |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Action 7.C.1.c.</b> Encourage project proponents to meet with County personnel and responsible/trustee agencies as early as possible, prior to submitting an application, in order to identify the scope and magnitude of issues that may be considered environmentally significant.</p>                                                   |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.1.d.</b> Encourage the public, through appropriate public notice, to participate in the scoping process for all mineral resource development projects.</p>                                                                                                                                                                      |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Policy 7.C.2.</b> Mineral resource development projects shall comply with all applicable provisions of the county's General and Area Plans, along with requirements set forth in the California Surface Mining and Reclamation Act (SMARA); the California Code of Regulations, Title 14, "Mining and Geology"; and County ordinances.</p> |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.2.a.</b> Mineral resource development activities may be permitted only in those areas designated for Resource Management and Resource Extraction. Extraction of saleable materials/aggregates (e.g., sand or gravel) may also be permitted in areas designated Agriculture and Resource Extraction.</p>                         |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.2.b.</b> Recreational mining (the extraction of minerals that does not require a county, state or federal permit of any type, and does not utilize mechanized earth-moving equipment) shall be permitted in all districts.</p>                                                                                                  |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |



**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                             | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p><b>Action 7.C.2.c.</b> Surface and subsurface mining operations shall obtain a mining use permit, including approval of a reclamation plan (Mono County LUE Chapter 35), prior to commencing surface disturbance activities.</p>                                                         |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.2.d.</b> Develop appropriate application forms to expedite the application and processing of mineral resource exploration, development, and reclamation projects. Update these forms as necessary to reflect applicable federal, state, and county regulatory changes.</p> |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Policy 7.C.3.</b> Surface mining operations located on federal lands shall conform to applicable provisions of SMARA.</p>                                                                                                                                                             |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.3.a.</b> Administration and coordination of surface mining activities on lands administered through the BLM shall be in conformity to the Memorandum of Understanding (MOU) between the BLM and the County.</p>                                                            |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Action 7.C.3.b.</b> Pursue methods, such as a MOU or Joint Powers Agreement, to address the administration and coordination of surface mining activities on lands administered through the USFS.</p>                                                                                  |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Policy 7.C.4.</b> Explore methods to implement a countywide mineral extraction fee or tax. The purpose of this fee or tax shall be to compensate the County for the depletion of its non-renewable mineral resources.</p>                                                             |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Policy 7.C.5.</b> Periodically review filing, processing, and inspection procedures to ensure that staff time allocated to mineral resource development is adequately reimbursed through the assessment of appropriate fees.</p>                                                      |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |
| <p><b>Policy 7.C.6.</b> Periodically review and where necessary propose amendments to the Mineral Resource Management Policies. All such</p>                                                                                                                                                |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  | ✓                                                                               |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p>amendments shall be submitted to the State Board of Mines and Geology for review and comment prior to adoption.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>GOAL 1: Avoid the exposure of people and improvements to unreasonable risks of damage or injury from earthquakes and other geologic hazards.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Objective 1.A. Direct development to occur in a manner that reduces the risks of damage and injury from seismic and other geologic hazards to acceptable levels</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Policy 1.A.1.</b> In order to mitigate risk from seismic hazards such as surface fault-rupture, and other geologic hazards, regulate development near active faults, seismic hazard zones and other geologic hazards consistent with the provisions of the Alquist-Priolo Special Studies Zone Act and the Seismic Hazard Mapping Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.a.</b> Applicable development proposals in Alquist-Priolo fault hazard zones, seismic hazard zones, or other known geologic hazard areas, shall provide a geologic or geotechnical report prior to project approval. The report shall: be funded by the applicant; be prepared by a registered geologist or certified engineering geologist; if a fault hazard, locate existing faults, evaluate their historic activity and determine the level of risk they present to the proposed development; if another geologic hazard, including a seismic hazard other than a fault hazard, locate site-specific geologic/seismic hazards affecting the project, identify areas containing geologic/seismic hazards that could adversely affect the site in the event of an earthquake or other geologic episode, and determine the level of risk they present to the proposed development; recommend measures to reduce risk to acceptable levels; and be prepared in sufficient detail to meet the criteria and policies of the State Mining and Geology Board, and to</p> | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p>allow for review by the County's consulting geologist (see also Action 1.3). Mitigations shall be included in project plans and specifications and made a condition of project approval.</p>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.b.</b> Require the scope of investigation for geologic and geotechnical reports to be commensurate with the complexity and exposure to risk of the proposed project. As an example, reports for hospitals, multi-story buildings, and other critical, sensitive, or high-intensity structures should be prepared in greater detail than those for lower-density wood-frame structures</p>                                                                                                                                                                                    | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.c.</b> Retain a qualified consulting geologist to review geologic/geotechnical studies prepared in accordance with Action 1.A.1.a. The consulting geologist shall evaluate the adequacy of the report, interpret or set standards where they are unclear, and advise the County of the report's acceptability. Project proponents shall be required to fund the costs associated with the County's consulting geologist's review of project geologic hazard studies. The County's consulting geologist shall be retained in conformance with the Environmental Handbook.</p> | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.d.</b> During the initial project review process, encourage applicants to design or redesign their projects as necessary to avoid unreasonable risks from surface fault rupture and other geologic/seismic hazards. Work with the State Geologist to exempt from special geologic study requirements those projects that will clearly not be impacted by fault rupture or other geologic/seismic hazards.</p>                                                                                                                                                                | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.e.</b> Deny applications for planning permits where geologic studies provide substantial evidence that the proposed project will be</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                            | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                          |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                                                         | <p>4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides?</p> | <p>4.5-5(b) Result in substantial soil erosion or the loss of topsoil?</p> | <p>4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project?</p> | <p>4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems?</p> | <p>4.5-5(e) Result in the loss of availability of a known mineral resource?</p> |
| <p>exposed to unreasonable risks from surface faulting, fault creep or other seismic hazards. Projects that include measures to reduce risks to acceptable levels may be approved. Consistent with Seismic Hazard Mapping Regulations, "acceptable level" means a reasonable assurance of public safety, although structural integrity and continued functionality are not ensured.</p> |                                                                                                                                                              |                                                                            |                                                                                                                         |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.f.</b> Work with the State Geologist to address development proposals in areas where recent geologic/seismic episodes have occurred, but where special study zones or seismic zones have yet to be delineated.</p>                                                                                                                                                   | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.1.g.</b> Require that all applicants for County permits in delineated special study zones or geologic/seismic hazard zones be notified of the area's potential for surface displacement or other seismic/geologic hazards, and that they be referred to the <i>Safety Element</i>, and the Alquist-Priolo maps on file in the county Planning Division.</p>            | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Policy 1.A.2.</b> Identify and mitigate seismic/geologic hazards to existing structures, and ensure that new construction is designed to withstand seismic/geologic events.</p>                                                                                                                                                                                                   | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.2.a.</b> Consider conducting a comprehensive survey of the structural condition of all buildings, and identify potentially hazardous buildings in accordance with the Unreinforced Masonry Building Law (CGC §8875). Input the results into the GIS system and update as needed.</p>                                                                                   | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |
| <p><b>Action 1.A.2.b.</b> Utilizing the structural survey detailed in Action 1.A.2.a., consider developing a mitigation program for potentially unsafe structures in accordance with the Unreinforced Masonry Building Law.</p>                                                                                                                                                         | ✓                                                                                                                                                            | ✓                                                                          | ✓                                                                                                                       |                                                                                                  |                                                                                 |

**TABLE 4.5-5. MITIGATING GOALS, POLICIES & ACTIONS FOR SOILS AND GEOLOGY**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ENVIRONMENTAL IMPACTS                                                                                                                                 |                                                                     |                                                                                                                  |                                                                                           |                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.5-5(a) Involve potential substantial adverse effects due to rupture of an Alquist-Priolo fault; strong seismic shaking, ground failure, landslides? | 4.5-5(b) Result in substantial soil erosion or the loss of topsoil? | 4.5-5(c) Be located on a geologic unit or soil that is or that would become unstable as a result of the project? | 4.5-5(d) Have soils unsuited for the use of septic tanks or alternative disposal systems? | 4.5-5(e) Result in the loss of availability of a known mineral resource? |
| <b>Action 1.A.2.c.</b> Continue to require new construction to comply with the engineering and design requirements of Seismic Design Category D.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                                                                                     | ✓                                                                   | ✓                                                                                                                |                                                                                           |                                                                          |
| <b>Action 1.A.2.d.</b> The County may require geotechnical studies as necessary to comply with the California Building Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                                                                                                                     | ✓                                                                   | ✓                                                                                                                |                                                                                           |                                                                          |
| <b>Policy 1.A.3.</b> Identify areas of seismic and geologic hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                                                                                                                     | ✓                                                                   | ✓                                                                                                                |                                                                                           |                                                                          |
| <b>Action 1.A.3.a.</b> Utilize historical data and geotechnical studies to designate areas of geologic hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓                                                                                                                                                     | ✓                                                                   | ✓                                                                                                                |                                                                                           |                                                                          |
| <b>Objective 4.B. Protect water from chemical or bacterial contamination.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                       |                                                                     |                                                                                                                  |                                                                                           |                                                                          |
| <b>Policy 4.B.2.</b> Promote energy-efficient wastewater treatment and biosolids recycling practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                       |                                                                     |                                                                                                                  | ✓                                                                                         |                                                                          |
| <b>Action 4.B.2.a.</b> Work with wastewater service providers to implement an audit, cycling, and equipment-replacement program to increase energy efficiency for water and wastewater pumps and motors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                       |                                                                     |                                                                                                                  | ✓                                                                                         |                                                                          |
| <b>Action 4.B.2.b.</b> Where feasible, replace septic systems with community package treatment systems                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                       |                                                                     |                                                                                                                  | ✓                                                                                         |                                                                          |
| <p>➔ The reader is referred to EIR Table 4.6-13 (Mitigating Policies for Health and Safety Hazards) for a wide range of policies that will minimize the risks associated with seismicity and unstable soils and geologic units. The reader is referred to EIR Table 4.4-10 (Biological Resources) for policies that would minimize potential for soil erosion as a means of protecting biological resources. The reader is referred to EIR Table 4.1-8 (Land Use) for policies and actions that would minimize impacts on land use associated with seismicity and unstable and soils (please see policies and actions under Objectives 9.H and 18.D). The reader is referred to EIR Table 4.13-10 (Services and Utilities) for policies and actions that would minimize the impacts associated with malfunctioning and improperly sited septic systems.</p> |                                                                                                                                                       |                                                                     |                                                                                                                  |                                                                                           |                                                                          |

Table 4.6-13 below lists proposed policies and actions that are applicable to safety and hazards issues in Mono County, and identifies with a checkmark (✓) those policies and actions that will minimize the potential safety and hazards impacts associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.6-13. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS</b>                                                                                                                                           |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                                             |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
|                                                                                                                                                                                                                                                          | <b>4.6-13(a)<br/>Create a hazard through transport, use, disposal or release of hazardous materials?</b> | <b>4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard?</b> | <b>4.6-13(c)<br/>Create a safety hazard for people living or working within 2 miles of a public/public use airport?</b> | <b>4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan?</b> | <b>4.6-13(e)<br/>Expose people or structures to significant risks involving wildland fires?</b> | <b>4.6-13(f)<br/>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism?</b> |
| <b>GOAL 1: Avoid the exposure of people and improvements to unreasonable risks of damage or injury from earthquakes and other geologic hazards.</b>                                                                                                      |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
| <b>Objective 1.A. Direct development to occur in a manner that reduces the risks of damage and injury from seismic and other geologic hazards to acceptable levels</b>                                                                                   |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
| <b>Action 1.A.3.b.</b> Work with FEMA, the SWRCB, and other appropriate agencies to designate alluvial fans and mudflow areas on Flood Insurance Rate Maps where appropriate.                                                                            |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 | ✓                                                                                                                                   |
| <b>Action 1.A.3.c.</b> Coordinate with the US Geologic Survey and other research entities in volcanic hazard research and monitoring for the Long Valley Caldera and the Inyo-Mono Crater chain.                                                         |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 | ✓                                                                                                                                   |
| <b>Action 1.A.3.d.</b> Request the Division of Mines and Geology to establish Mono County as a priority area for mapping areas of ground shaking, liquefaction, and earthquake-induced landslides in accordance with Seismic Hazard Mapping Regulations. |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 | ✓                                                                                                                                   |
| <b>Action 1.A.4.a.</b> Designate known hazardous areas for low-intensity uses in the Land Use Element; assign low-intensity land use designations for such areas.                                                                                        | ✓                                                                                                        | ✓                                                                                                           | ✓                                                                                                                       | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |
| <b>Action 1.A.4.b.</b> Utilizing the established land ownership adjustment process, facilitate land trades or purchases that result in placing properties subject to major geologic hazards into federal                                                 |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 | ✓                                                                                                                                   |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                 | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| ownership or into the ownership of land conservation organizations.                                                                                                                                                                                             |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Action 1.A.4.c.</b> Through the permit process, including site plan review, direct development to avoid locating in hazardous areas.                                                                                                                         |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Policy 1.A.5.</b> Regulate land uses that may increase the potential for natural hazards, such as activities that disturb vegetative cover on steep slopes, or which could divert hazard flows toward down-gradient development.                             |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 1.A.5.a.</b> Prior to site development, require geotechnical evaluation of the potential for landslides and mudslides in applicable areas.                                                                                                            |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>GOAL 3: Avoid exposure of people and improvements to unreasonable risks of damage or injury from fire hazards.</b>                                                                                                                                           |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Objective 3.A. Plan for and regulate development in a manner that protects people and property by minimizing risks from wildland and structural fire hazards</b>                                                                                             |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Action 3.A.1.b.</b> Ensure that the CWPP and Unit Fire Plan are updated as needed to contain up-to-date evaluations of fire hazards, assessments of assets at risk, prioritization of hazard mitigation actions, and implementation and monitoring elements. |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.1.c.</b> Utilize fire hazard maps to identify and disclose wildland urban interface hazards. Fire hazard maps in the CWPP are incorporated by reference in the Element.                                                                           |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.2.</b> Require adequate structural fire protection for new development projects.                                                                                                                                                                  |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 3.A.2.a.</b> Development projects including subdivisions shall demonstrate the availability of adequate structural fire protection consistent with SB 1241 and the California Building Code, including safe access for emergency vehicles, safe egress for residents, and adequate water supply prior to or as a condition of permit issuance. Applicants shall provide either a will-serve letter from the applicable fire protection district or a fire protection plan. The fire protection plan shall be part of the development application and shall identify the nature of the local fire hazard, assess the risk of wildland and structural fires presented by the project, and specify measures for detecting and responding to fires on the project site throughout all phases of the proposed development. Project approvals shall include a finding that adequate structural fire protection is or will be available. |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.2.b.</b> Require development projects within the sphere of influence of a fire protection district to annex into the district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.2.c.</b> Require the formation of a fire protection entity for specific plan areas that include significant residential uses, unless the area is within the Sphere of Influence of an existing local fire protection agency.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.3.</b> Require new construction in State Responsibility Areas (SRAs) to comply with minimum wildland fire safe standards, including those established for emergency access, signing and building numbering, private water supply reserves for fire use, and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |



**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                              | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| vegetation modification, as contained in the county Fire Safe Ordinance and consistent with State laws 4290 and 4291.                                                                                                                                                        |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Action 3.A.3.a.</b> Work with Cal Fire to implement the county's Fire Safe Regulations.                                                                                                                                                                                   |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.3.b.</b> Adopt the Wildland Urban Interface Building Codes, established by the Office of the State Fire Marshall.                                                                                                                                              |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.3.c.</b> Request the Mono County Fire Services Association (the 11 county fire protection districts) to review and comment on fire protection plans and major development proposals sited outside existing fire district spheres of influence.                 |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.4.</b> Mitigate fire hazards through the environmental and project review process.                                                                                                                                                                             |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.4.a.</b> Consider the severity of natural fire hazards, the potential for damage from wildland and structural fire, the adequacy of fire protection, appropriate project modifications and mitigations consistent with this Element in the review of projects. |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.4.b.</b> Refer project proposals to local fire protection districts and Cal Fire for review and comment.                                                                                                                                                       |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.4.c.</b> Require on-site detection and suppression, such as automatic sprinkler systems consistent with the CBC.                                                                                                                                               |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.4.d.</b> Limit the intensity of development in areas lacking adequate structural fire protection.                                                                                                                                                              |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.5.</b> Assist fire protection districts in securing adequate funding for capital facilities and ongoing operations to serve new development.                                                                                                                   |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                       | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                              | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 3.A.5.a.</b> Assist fire protection districts in the establishment and implementation of appropriate funding sources – such as fees, exactions, charges, and assessments – to enable existing fire districts to annex appropriate areas, and to enable new fire protection districts to be formed. |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.5.b.</b> Continue to allocate the "First Responders Fund" through the augmentation hearing process to assist fire districts, as well as other appropriate special districts.                                                                                                                   |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.6.</b> Consider mitigating fire hazards in previously developed areas that do not meet current fire safe development standards.                                                                                                                                                                |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.6.a.</b> Consider identifying and mapping existing housing that does not conform to current fire standards in terms of building materials, access, and vegetative hazards as identified in the CWPP.                                                                                           |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.6.b.</b> Consider developing plans to address the substandard housing identified above, including structural rehabilitation, occupancy reduction, fuels hazard reduction projects, community education, and improvements pertaining to access, fire flows, signage, and defensible space.      |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.7.</b> Reduce fuel around developed areas throughout the county to minimize wildland fire hazard risks.                                                                                                                                                                                        |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.7.a.</b> Review the County's land use designation maps to ensure that land uses near high or very-high-hazard fire severity                                                                                                                                                                    |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                 | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| zones are compatible with wildland fire protection and suppression activities.                                                                                                                                                                                  |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Action 3.A.7.b.</b> Consider amending the CWPP to establish wildfire defense zones around community areas (e.g., fuel breaks, shelter zones, back fire areas, and staging areas to support fire-suppression activities.)                                     |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.8.</b> Mitigate the effects of fire hazards in Mono County.                                                                                                                                                                                       |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.8.a.</b> Implement the fire hazard mitigation recommendations contained in the CWPP, which pertain to addressing, public education, local preparedness and firefighting capabilities, home mitigation, and fuels modification projects.           |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 3.A.9.</b> Ensure the existing and future transportation system within Mono County adequately supports fire protection and suppression activities.                                                                                                    |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.9.a.</b> Work with local fire districts, Cal Fire and federal and state land management agencies to prioritize pertinent transportation-related recommendations in the CWPP.                                                                      |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Action 3.A.9.b.</b> Ensure that the Mono County RTP & Circulation Element contain adequate policies pertaining to fire infrastructure (e.g., turnouts, heliports, safety zones, and vegetation management programs for state & county streets and highways). |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>GOAL 4: Avoid exposure of people and improvements to unreasonable risks of damage or injury from avalanche hazards</b>                                                                                                                                       |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Objective 4.A. Limit development that attracts concentrations of people in historical avalanche paths (Conditional Development Areas) during the avalanche season.</b>                                                                                       |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Policy 4.A.1.</b> Prohibit new subdivisions, new winter commercial uses, and multi-family developments in conditional development areas unless proper mitigation is provided. A Conditional Development Area denotes private property that has previously experienced avalanche activity.                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.1.a.</b> Prior to approving new development, other than single-family residential, in conditional development areas or the Twin Lakes Avalanche Influence Area, the Planning Commission or Board of Supervisors shall either find: on the basis of a site-specific study by a qualified snow scientist, that the site is not in a potential avalanche hazard; or that the project has been designed by a registered civil engineer to withstand potential avalanche impact, or other appropriate structural mitigation measures have been incorporated into the project. Unless otherwise mitigated, all building sites created through new subdivisions shall be identified and located outside avalanche areas. |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.1.b.</b> Impose subdivision and use restrictions in conditional development areas through future rezoning and Use Permit conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Policy 4.A.2.</b> Promote seasonal rather than year-round land uses in conditional development areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.2.a.</b> Require new commercial development projects in conditional development areas to discontinue operations during the avalanche season, unless mitigated as specified in Action 4.A.1.a. The avalanche season is considered to run from November                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                     | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| 1 to April 15 of the following calendar year. Upon application, the Board of Supervisors may change the foregoing dates for specific areas if it finds that public health and safety will not be affected.                                                                                                                          |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Action 4.A.2.b.</b> Encourage the use of seasonal trailers in conditional development areas where such use does not conflict with local land use designations or private restrictive covenants.                                                                                                                                  |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Policy 4.A.3.</b> Utilizing the established land ownership adjustment process, facilitate land trades or purchases that result in placing properties, which on the basis of prior studies may be impacted by avalanches, into federal ownership or into the ownership of land conservation groups, for permanent open-space use. |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.3.a.</b> Survey landowners who own properties which, on the basis of prior studies, may be impacted by avalanches, for interest in land trades or purchases.                                                                                                                                                          |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.3.b.</b> Initiate land trade/purchase discussions between landowners and appropriate federal, state, or county agencies, or land conservation groups.                                                                                                                                                                 |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.3.c.</b> Request applicable federal or state agencies to assign high-priority land acquisition status to private lands in areas that, on the basis of prior studies, may be impacted by avalanches.                                                                                                                   |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Policy 4.A.4.</b> Maintain and update historical avalanche data.                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.4.a.</b> Appropriate County agencies shall continue to compile avalanche data, including photographing and archiving avalanche damage when it occurs.                                                                                                                                                                 |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 4.A.4.b.</b> The historical maps contained in the MEA should be revised and updated as necessary to reflect the run-out boundaries of actual avalanches; maps shall be compiled by the Planning Division and approved by the Board of Supervisors.                                                                                                                                                                         |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.A.4.c.</b> Where the boundary of an actual avalanche area is in question, require site-specific analysis of the historical avalanche impact to the parcel prior to issuance of any County permits, other than building permits for single-family residential development. Such analysis should be conducted by a qualified snow scientist, and the conclusions of the analysis should be incorporated into this Element. |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Objective 4.B. Inform residents and visitors of the potential avalanche hazards in or near local communities.</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Policy 4.B.1.</b> Inform affected persons of potential avalanche hazards in the area during the permit process and during transfer of property ownership.                                                                                                                                                                                                                                                                         |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.B.1.a.</b> Designate community areas containing private lands influenced by historic avalanche path as "Avalanche Influence Areas" in this Element. The Avalanche Influence Area designation shall define community areas in which residents and visitors should be notified of where potential avalanche hazards exist in the vicinity.                                                                                 |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |
| <b>Action 4.B.1.b.</b> Designate historical avalanche paths as "conditional development zones" in this Element.                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                | <b>ENVIRONMENTAL IMPACTS</b>                                                                             |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                      | <b>4.6-13(a)<br/>Create a hazard through transport, use, disposal or release of hazardous materials?</b> | <b>4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard?</b> | <b>4.6-13(c) Create a safety hazard for people living or working within 2 miles of a public/public use airport?</b> | <b>4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan?</b> | <b>4.6-13(e) Expose people or structures to significant risks involving wildland fires?</b> | <b>4.6-13(f) Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism?</b> |
| <b>Action 4.B.1.c.</b> Require that all applicants for County permits in avalanche influence areas be notified of the area's potential avalanche hazards, and require that they be referred to this Element and avalanche documents on file in the county Planning Division for further information. |                                                                                                          |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             | ✓                                                                                                                               |
| <b>Action 4.B.1.d.</b> In accordance with State law, sellers of property will notify buyer/transferees of potential avalanche and seismic hazards affecting subject property.                                                                                                                        |                                                                                                          |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             | ✓                                                                                                                               |
| <b>Policy 4.B.2.</b> Inform visitors of potential avalanche hazards by posting notification signs on roadways entering avalanche areas as designated by the Board of Supervisors.                                                                                                                    |                                                                                                          |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             | ✓                                                                                                                               |
| <b>Action 4.B.2.a.</b> Continue to post signs on local roads warning of avalanche potential.                                                                                                                                                                                                         |                                                                                                          |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             | ✓                                                                                                                               |
| <b>Action 4.B.2.b.</b> Require that new roads constructed in areas which may be impacted by avalanches be properly signed to notify of potential avalanche hazards.                                                                                                                                  |                                                                                                          |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             | ✓                                                                                                                               |
| <b>Objective 4.C. Plan for and provide emergency services in the event of avalanches.</b>                                                                                                                                                                                                            |                                                                                                          |                                                                                                             |                                                                                                                     |                                                                                                                 |                                                                                             |                                                                                                                                 |
| <b>Policy 4.C.1.</b> Initiate avalanche warning procedures during hazard periods in accordance with adopted procedures such as the Mono County Sheriff Code Red Emergency Alert System.                                                                                                              |                                                                                                          |                                                                                                             |                                                                                                                     | ✓                                                                                                               |                                                                                             | ✓                                                                                                                               |
| <b>Policy 4.C.2.</b> Provide emergency access to avalanche-influence areas where feasible.                                                                                                                                                                                                           |                                                                                                          |                                                                                                             |                                                                                                                     | ✓                                                                                                               |                                                                                             | ✓                                                                                                                               |
| <b>Action 4.C.2.a.</b> Evaluate potential emergency access routes for avalanche influence areas in the county Circulation Element.                                                                                                                                                                   |                                                                                                          |                                                                                                             |                                                                                                                     | ✓                                                                                                               |                                                                                             | ✓                                                                                                                               |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                              |                                                                                                          |                                                                                      |                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c) Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e) Expose people or structures to significant risks involving wildland fires? | 4.6-13(f) Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 4.C.2.b.</b> Seek state or federal funding for emergency access road construction in avalanche-influence areas.                                                                                                                                                                                                                                                                                                                         |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Policy 4.C.3.</b> Provide snow-removal services to County roads only during periods of acceptable avalanche risks.                                                                                                                                                                                                                                                                                                                             |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Action 4.C.3.a.</b> The Director of Public Works will utilize broad discretion in determining when roads should be plowed.                                                                                                                                                                                                                                                                                                                     |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Objective 4.D. Work cooperatively with the USFS and Caltrans in mitigating local avalanche hazards.</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                  |                                                                                                      |                                                                                                              |                                                                                                          |                                                                                      |                                                                                                                          |
| <b>Policy 4.D.1.</b> Seek cooperation from the USFS in mitigating avalanche hazards that originate on land managed by the USFS and that threaten private property.                                                                                                                                                                                                                                                                                |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Action 4.D.1.a.</b> Continue to encourage USFS offices to support and expand the backcountry avalanche forecasting program to include threatened community areas; structurally mitigate (with environmentally sensitive supporting structures, deflecting berms, retarding mounds, catching dams, snow fences, etc.) avalanche hazards threatening community areas; and initiate land exchanges with willing owners in avalanche hazard areas. |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Policy 4.D.2.</b> Seek cooperation from Caltrans in mitigating avalanche hazards to local State highways.                                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Action 4.D.2.a.</b> Promote and encourage Caltrans' assistance in funding local avalanche forecasting programs.                                                                                                                                                                                                                                                                                                                                |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |
| <b>Action 4.D.2.b.</b> Support Caltrans efforts to expand avalanche mitigation efforts in the June Lake community. Implement pertinent policies of the June Lake Area Plan.                                                                                                                                                                                                                                                                       |                                                                                                  |                                                                                                      |                                                                                                              | ✓                                                                                                        |                                                                                      | ✓                                                                                                                        |



**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                               | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                      | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 4.D.2.c.</b> Encourage Caltrans to post avalanche warning signs along potential avalanche sections of US 395, such as in the Long Valley area, the Wilson Butte area, and the area north of Lee Vining during the avalanche season.                        |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        |                                                                                         | ✓                                                                                                                           |
| <b>GOAL 5: Reduce the risks from natural hazards by planning for safe development, increasing public awareness of the natural hazards in Mono County, and providing an integrated multi-agency approach to emergency response.</b>                                   |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Objective 5.A. Identify areas of the county susceptible to hazards.</b>                                                                                                                                                                                           |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Policy 5.A.1.</b> The County GIS system should include or integrate all available hazard mapping, including multi-hazard and repetitive-loss properties.                                                                                                          | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.A.1.a.</b> Periodically assess the data and mapping products available on the County GIS system to integrate additional hazards information as it becomes available.                                                                                     | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Policy 5.A.2.</b> Maintain an inventory of existing assets (structures, infrastructure) in order to understand more fully the areas and types of development most susceptible to identified hazards and to identify more-specific mitigations for each hazard.    | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.A.2.a.</b> Complete a detailed inventory of assets and enter that inventory into the County GIS. The inventory should include all data required by hazard mitigation planning such as type of structure, occupancy, construction type, size, value, etc. | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Policy 5.A.3.</b> Identify areas with the greatest potential for loss from identified hazards.                                                                                                                                                                    | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                              | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                     | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 5.A.3.a.</b> In compliance with FEMA requirements for loss estimation, develop loss-estimation values and corresponding GIS products and update as needed                                                                                                                                 | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Objective 5.B. Limit development in areas identified as hazardous.</b>                                                                                                                                                                                                                           |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Policy 5.B.1.</b> Restrict development in areas subject to hazards, including but not limited to, fire, flood, geologic, seismic, volcanic, and avalanche.                                                                                                                                       | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.B.1.a.</b> Limit the intensity of development in hazard areas through the assignment of appropriate land use designations.                                                                                                                                                              | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.B.1.b.</b> Design public facilities such as power and water distribution pipes and sewer lines to avoid hazard areas and utilize valves and switches to mitigate hazards when no routing alternatives are feasible.                                                                     | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.B.1.c.</b> Consistent with CGC §66474.2, avoid intensive development outside existing fire protection districts, unless an appropriate fire protection entity is established as a condition of project approval.                                                                        |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Policy 5.B.2.</b> Maintain, update and integrate hazard planning documents.                                                                                                                                                                                                                      | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.B.2.a.</b> Update and work to integrate the Safety Element, Multi-Jurisdictional Local Hazard Mitigation Plan, Emergency Operations Plans, Airport Land Use Compatibility Plans, Community Wildfire Protection and other fire plans, and any other safety documents on a regular basis. | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 5.B.2.b.</b> Work with local fire protection districts, law enforcement, land management agencies, and Cal Fire to pursue funding and update and integrate planning documents.                                                                                                                                                                                                                                                    |                                                                                                  |                                                                                                      |                                                                                                                 | ✓                                                                                                        | ✓                                                                                       |                                                                                                                             |
| <b>Policy 5.B.3.</b> Utilize Local Agency Formation Commission (LAFCO) municipal service reviews to evaluate existing emergency service providers and to identify needed improvements.                                                                                                                                                                                                                                                      | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.B.3.a.</b> Map existing emergency service facilities and areas lacking service, analyze which areas in identified hazard zones are missing adequate emergency services and integrate into applicable safety plans                                                                                                                                                                                                               | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Objective 5.C. Inform the public as to the nature and extent of natural hazards in Mono County.</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Policy 5.C.1.</b> Inform affected persons during the County permit process and during the transfer of property of potential seismic, geologic, volcanic, fire, flood, avalanche, and other natural hazards in the area.                                                                                                                                                                                                                  | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.C.1.a.</b> Prior to issuing planning or building permits in hazardous areas, refer the applicant to the Safety Element and supporting documents and studies on file in the Planning Division for further information concerning potential hazards. To ensure that the applicant has been notified of potential hazards, the applicant may be required to sign a statement recognizing that potential hazards exist in the area. | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.C.1.b.</b> In accordance with State law, sellers of property will notify buyer/transferees of all potential hazards affecting                                                                                                                                                                                                                                                                                                   | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                     | <b>ENVIRONMENTAL IMPACTS</b>                                                                             |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                           | <b>4.6-13(a)<br/>Create a hazard through transport, use, disposal or release of hazardous materials?</b> | <b>4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard?</b> | <b>4.6-13(c)<br/>Create a safety hazard for people living or working within 2 miles of a public/public use airport?</b> | <b>4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan?</b> | <b>4.6-13(e)<br/>Expose people or structures to significant risks involving wildland fires?</b> | <b>4.6-13(f)<br/>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism?</b> |
| subject property, including but not limited to, geologic, seismic, fire, flood, and avalanche.                                                                                                                            |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
| <b>Policy 5.C.2.</b> Work cooperatively with other public agencies in the area to develop a public awareness program to inform residents and visitors of natural hazards in the county and emergency response procedures. | ✓                                                                                                        | ✓                                                                                                           | ✓                                                                                                                       | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |
| <b>Action 5.C.1.a.</b> In keeping with procedures adopted by the county Office of Emergency Services, provide notification to residents and visitors during emergencies and elevated hazard periods.                      | ✓                                                                                                        | ✓                                                                                                           | ✓                                                                                                                       | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |
| <b>Objective 5.D. Provide for safe ingress and egress of emergency vehicles/equipment and evacuation of populations.</b>                                                                                                  |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
| <b>Policy 5.D.1.</b> Assess and pursue primary and secondary access improvements for all community areas for emergency purposes.                                                                                          | ✓                                                                                                        |                                                                                                             |                                                                                                                         | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |
| <b>Action 5.D.1.a.</b> Review development proposals to ensure the provision of primary and secondary access.                                                                                                              | ✓                                                                                                        |                                                                                                             |                                                                                                                         | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |
| <b>Action 5.D.1.b.</b> Refer applications for planning and building permits to Cal Fire and local fire protection districts for review and comment regarding, emergency-access considerations.                            | ✓                                                                                                        |                                                                                                             |                                                                                                                         | ✓                                                                                                               | ✓                                                                                               |                                                                                                                                     |
| <b>Action 5.D.1.c.</b> The Department of Public Works shall continue to review the adequacy of primary and secondary access for development projects on a case-by-case basis.                                             | ✓                                                                                                        | ✓                                                                                                           | ✓                                                                                                                       | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |
| <b>Action 5.D.1.d.</b> Delineate community evacuation routes and plans for areas with high or very-high fire hazard residential areas, flood areas, avalanches influence areas, etc.                                      | ✓                                                                                                        | ✓                                                                                                           | ✓                                                                                                                       | ✓                                                                                                               | ✓                                                                                               | ✓                                                                                                                                   |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                  | ENVIRONMENTAL IMPACTS                                                                            |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | 4.6-13(a)<br>Create a hazard through transport, use, disposal or release of hazardous materials? | 4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard? | 4.6-13(c)<br>Create a safety hazard for people living or working within 2 miles of a public/public use airport? | 4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan? | 4.6-13(e)<br>Expose people or structures to significant risks involving wildland fires? | 4.6-13(f)<br>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism? |
| <b>Action 5.D.1.e.</b> Work with federal land management agencies to ensure adequate access to high-hazard wildland areas, particularly adjacent to communities, for fire suppression and evacuation.                   |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          | ✓                                                                                       |                                                                                                                             |
| <b>Policy 5.D.2.</b> All projects using hazardous materials or generating hazardous waste shall conform to the requirements of the county's Integrated Waste Management Plan for transportation, storage, and disposal. | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        |                                                                                         |                                                                                                                             |
| <b>Policy 5.D.3.</b> Transportation, storage, and use of explosive materials shall comply with applicable county, state, and federal permit requirements.                                                               | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        |                                                                                         |                                                                                                                             |
| <b>Objective 5.E. Work with local, state, and federal agencies and organizations to provide an integrated approach to emergency response, including search-and-rescue operations, in Mono County for all hazards.</b>   |                                                                                                  |                                                                                                      |                                                                                                                 |                                                                                                          |                                                                                         |                                                                                                                             |
| <b>Policy 5.E.1.</b> Implement and update as needed the Mono County Emergency Operations Plan, Mono County Multi-Jurisdictional Local Hazard Mitigation Plan, and the Mono County Community Wildfire Preparedness Plan. | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.E.1.a.</b> Periodically review emergency response plans during the General Plan review process.                                                                                                             | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Policy 5.E.2.</b> Work toward implementing a standardized emergency management system for responding to large-scale situations requiring multi-agency response.                                                      | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |
| <b>Action 5.E.2.a.</b> Review mutual aid agreements with adjoining emergency service providers to ensure a coordinated approach.                                                                                        | ✓                                                                                                | ✓                                                                                                    | ✓                                                                                                               | ✓                                                                                                        | ✓                                                                                       | ✓                                                                                                                           |

**TABLE 4.6-13. MITIGATING GOALS, POLICIES & ACTIONS FOR HEALTH, SAFETY, HAZARDS, HAZARDOUS MATERIALS**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                                                                             |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                   | <b>4.6-13(a)<br/>Create a hazard through transport, use, disposal or release of hazardous materials?</b> | <b>4.6-13(b) Be located on a site that is listed as a hazardous materials site and could pose a hazard?</b> | <b>4.6-13(c)<br/>Create a safety hazard for people living or working within 2 miles of a public/public use airport?</b> | <b>4.6-13(d) Impair implementation of, or interfere with, an adopted emergency response or evacuation plan?</b> | <b>4.6-13(e)<br/>Expose people or structures to significant risks involving wildland fires?</b> | <b>4.6-13(f)<br/>Expose people or structures to risk of avalanche, landslides, destructive storms/winds, rockfall or volcanism?</b> |
| <p><b>→ Additional policies and actions that would minimize impacts to health and safety can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 1.H, 7.B, 9.B, 10.A, 10.F, 24.G and 26.C.</b></p> |                                                                                                          |                                                                                                             |                                                                                                                         |                                                                                                                 |                                                                                                 |                                                                                                                                     |

Table 4.7-2 below lists proposed policies and actions for cultural resources in Mono County, and identifies with a checkmark (✓) those policies and actions that will minimize the potential impacts on cultural resources associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.7-2. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR IMPACTS TO CULTURAL RESOURCES</b>                                                                                                                                                                                                                                                                                                     |                                                                                                                 |                                                                                             |                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                      | <b>ENVIRONMENTAL IMPACTS</b>                                                                                    |                                                                                             |                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4.7(a) Cause a substantial adverse change in the significance of a prehistorical or historical resource?</b> | <b>4.7(b) Destroy a unique paleontological resource or site or unique geologic feature?</b> | <b>4.7(c) Disturb any human remains or sacred lands, including those interred outside of formal cemeteries?</b> |
| <b>GOAL 15: Identify, preserve, restore, and interpret cultural resources in Mono County</b>                                                                                                                                                                                                                                                                                                       |                                                                                                                 |                                                                                             |                                                                                                                 |
| <b>Objective 15.A.</b> Provide a comprehensive approach to cultural resources management.                                                                                                                                                                                                                                                                                                          | ✓                                                                                                               | ✓                                                                                           | ✓                                                                                                               |
| <b>Policy 15.A.1.</b> Establish a Cultural Resources Management Program.                                                                                                                                                                                                                                                                                                                           | ✓                                                                                                               | ✓                                                                                           | ✓                                                                                                               |
| <b>Action 15.A.1.a.</b> Develop a Cultural Resources Management Ordinance that includes criteria, standards, and guidelines for identifying, preserving, and protecting the county's cultural resources.                                                                                                                                                                                           | ✓                                                                                                               | ✓                                                                                           | ✓                                                                                                               |
| <b>Action 15.A.1.b.</b> Establish a Cultural Resources Management Commission to administer the Cultural Resources Management Program, to identify cultural resources, to apply for cultural resources grants, to act as a liaison with federal, state, and local agencies involved in cultural resources management, and to review development proposals affecting significant cultural resources. | ✓                                                                                                               | ✓                                                                                           | ✓                                                                                                               |
| <b>Action 15.A.1.c.</b> Consider membership in the California Preservation Foundation and the National Trust for Historic Preservation to keep apprised of pending legislation, workshops, publications, available funding, educational opportunities and incentive for implementing historic preservation programs.                                                                               | ✓                                                                                                               |                                                                                             |                                                                                                                 |
| <b>Policy 15.A.2.</b> Establish a Local Mono County Historic Register of historical or architecturally significant sites, places, historic districts or landmarks.                                                                                                                                                                                                                                 | ✓                                                                                                               |                                                                                             |                                                                                                                 |

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| <b>Action 15.A.2.a.</b> Develop criteria in cooperation with other federal, state, and local agencies to determine which cultural resources are significant.                                                                                                                      | ✓ | ✓ | ✓ |
| <b>Action 15.A.2.b.</b> Develop procedures in the Cultural Resources Management Ordinance for the preservation and protection of significant resources, including guidelines for the use of mitigation measures to address the impacts of development on cultural resources.      | ✓ | ✓ | ✓ |
| <b>Action 15.A.2.c.</b> Prioritize sites to be nominated to the National Register of Historic Places and/or as California Historic Landmarks or Points of Historical Interest, as well as routes to be nominated for National Trails designation or the California Trails System. | ✓ | ✓ | ✓ |
| <b>Action 15.A.2.d.</b> Make recommendations to the Board of Supervisors concerning the local designation of cultural landmarks and districts.                                                                                                                                    | ✓ | ✓ |   |
| <b>Action 15.A.2.c.</b> Adopt an ordinance establishing that buildings on the Mono County Historic Register shall be "qualifying structures" eligible to use the State Historical Building Code per Health & Safety Code §18955.                                                  | ✓ |   |   |
| <b>Policy 15.A.3.</b> Obtain funding to implement the Cultural Resource Management Program.                                                                                                                                                                                       | ✓ | ✓ | ✓ |
| <b>Action 15.A.3.a.</b> Apply to the State Office of Historic Preservation for Certified Local Ordinance Status and Certified Local Government status.                                                                                                                            | ✓ | ✓ | ✓ |
| <b>Action 15.A.3.b.</b> Consult with federal, state, and nonprofit groups concerning the availability of grants and funding for cultural resources preservation and management. Seek funding from available sources.                                                              | ✓ | ✓ | ✓ |
| <b>Action 15.A.3.c.</b> Consider using historic preservation to bolster applications to fund transportation projects including bicycle/pedestrian pathways, grants, etc.                                                                                                          | ✓ | ✓ | ✓ |
| <b>Policy 15.A.4.</b> Encourage private preservation and conservation efforts.                                                                                                                                                                                                    | ✓ | ✓ | ✓ |
| <b>Action 15.A.4.a.</b> Contact owners of privately owned cultural resource sites to discuss long-term plans for the sites and the possibility of obtaining grants or loans for restoration.                                                                                      | ✓ | ✓ | ✓ |



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| <b>Action 15.A.4.b.</b> Encourage productive and economically attractive uses of historic properties and structures.                                                                                                                                                                                                        | ✓ | ✓ | ✓ |
| <b>Action 15.A.4.c.</b> Provide technical assistance to private owners of cultural resource properties wishing to preserve, protect, or restore their properties.                                                                                                                                                           | ✓ | ✓ | ✓ |
| <b>Action 15.A.4.d.</b> Consult with Mono County Economic Development Dept. to maximize potential advantages of historic preservation of cultural resource properties.                                                                                                                                                      | ✓ | ✓ |   |
| <b>Policy 15.A.5.</b> Encourage a coordinated and cooperative approach to cultural resources management.                                                                                                                                                                                                                    | ✓ | ✓ | ✓ |
| <b>Action 15.A.5.a.</b> Work with appropriate federal, state, and local agencies to develop and implement the Cultural Resource Management Program.                                                                                                                                                                         | ✓ | ✓ | ✓ |
| <b>Action 15.A.5.b.</b> Implement procedures for consulting with local Native American groups and with the Calif. Native American Heritage Commission to ensure that federal and state requirements concerning preservation and protection of Native American remains are met. Integrate procedures with CEQA requirements. |   |   | ✓ |
| <b>Action 15.A.5.c.</b> Adopt provisions in the Cultural Resource Management Ordinance to ensure that traditional Native American religious and cultural practices are protected.                                                                                                                                           |   |   | ✓ |
| <b>Action 15.A.5.d.</b> Support efforts to gain tribal recognition for the Mono Lake Indian Community.                                                                                                                                                                                                                      | ✓ | ✓ | ✓ |
| <b>Objective 15.B.</b> Identify and inventory cultural resources in Mono County.                                                                                                                                                                                                                                            | ✓ | ✓ | ✓ |
| <b>Policy 15.B.1.</b> Work with private land owners to conduct a comprehensive inventory of cultural resources on private lands.                                                                                                                                                                                            | ✓ | ✓ | ✓ |
| <b>Action 15.B.1.a.</b> Work with federal, state, and local agencies to analyze current data on cultural resources in the county, to develop a work program for a cultural resources inventory on private lands in the county, and to coordinate with inventory data on public lands.                                       | ✓ | ✓ | ✓ |
| <b>Action 15.B.1.b.</b> Investigate cooperative approaches to conducting a cultural resources inventory.                                                                                                                                                                                                                    | ✓ | ✓ | ✓ |
| <b>Action 15.B.1.c.</b> Seek public involvement in the inventory process.                                                                                                                                                                                                                                                   | ✓ | ✓ |   |

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| <b>Action 15.B.1.d.</b> Seek funding and establish procedures for an ongoing update of the inventory.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓ | ✓ | ✓ |
| <b>Objective 15.C.</b> Preserve, protect, and restore (where appropriate) the cultural resources of Mono County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓ | ✓ | ✓ |
| <b>Policy 15.C.1.</b> Future development projects shall avoid potential significant impacts to cultural resources or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓ | ✓ | ✓ |
| <b>Action 15.C.1.a.</b> Future development projects with the potential to significantly impact cultural resources shall provide an analysis of the potential impact(s) prior to project approval. Examples of potential significant impacts include: disrupting or adversely affecting a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group, or a paleontological site except as a part of a scientific study; and/or conflicting with established recreational, educational, religious or scientific uses of the area. The analysis shall: be funded by the applicant; be prepared by a qualified person under the direction of Mono County; assess the cultural resources in the general project vicinity; describe the impacts of the proposed development upon cultural resources within the project site and on surrounding areas; and recommend project alternatives or measures to avoid or mitigate impacts to cultural resources. Mitigations shall be included in the project plans and specifications and shall be made a condition of approval for the project. | ✓ | ✓ | ✓ |
| <b>Action 15.C.1.b.</b> Develop criteria in cooperation with other federal, state, and local agencies, to determine which cultural resources are significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓ | ✓ | ✓ |
| <b>Action 15.C.1.c.</b> Develop procedures in the Cultural Resource Management Ordinance for the preservation and protection of significant resources, including guidelines for the use of mitigation measures to address the impacts of development on cultural resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓ | ✓ | ✓ |
| <b>Action 15.C.1.d.</b> Prioritize sites to be nominated to the National Register of Historic Places and/or as California Historic Landmarks or Points of Historical Interest, as well as routes to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓ | ✓ |   |

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| be nominated for National Trails designation or the California Trails System.                                                                                                                                                                                                                                                                  |   |   |   |
| <b>Action 15.C.1.e.</b> Make recommendations to the Board of Supervisors concerning the local designation of cultural landmarks and districts.                                                                                                                                                                                                 | ✓ | ✓ | ✓ |
| <b>Policy 15.C.2.</b> Explore all available measures, including the purchase of easements, dedication to the County, tax relief, the purchase of development rights, the formation of a local land trust, and the consideration of reasonable project alternatives in order to avoid development on or adjacent to culturally sensitive sites. | ✓ | ✓ | ✓ |
| <b>Policy 15.C.3.</b> Establish buffer zones around significant cultural resource sites to protect the integrity of the resource, as well as the integrity of the setting.                                                                                                                                                                     | ✓ | ✓ | ✓ |
| <b>Action 15.C.3.a.</b> Work with the California Department of Parks and Recreation to address compatible land uses adjacent to State Historic Park properties.                                                                                                                                                                                | ✓ |   |   |
| <b>Action 15.C.3.b.</b> Encourage the State to purchase properties adjacent to State Historic Park properties in order to prevent impacts from future adjoining incompatible uses.                                                                                                                                                             | ✓ |   |   |
| <b>Action 15.C.3.c.</b> Support the acquisition of areas with cultural resource values by federal or state land management agencies or land conservation organizations.                                                                                                                                                                        | ✓ | ✓ | ✓ |
| <b>Action 15.C.3.d.</b> Protect existing open space and/or designate or acquire open space around identified cultural properties to provide buffer space and to protect historic settings                                                                                                                                                      | ✓ | ✓ | ✓ |
| <b>Action 15.C.3.e.</b> Encourage other federal, state, and local agencies, as well as private individuals and organizations, to provide buffer zones around cultural properties.                                                                                                                                                              | ✓ | ✓ | ✓ |
| <b>Policy 15.C.4.</b> Restore and maintain significant cultural resource sites.                                                                                                                                                                                                                                                                | ✓ | ✓ | ✓ |
| <b>Action 15.C.4.a.</b> Adopt policies and standards in the Cultural Resource Management Ordinance for the maintenance and restoration of significant cultural resources.                                                                                                                                                                      | ✓ | ✓ | ✓ |
| <b>Action 15.C.4.b.</b> Establish a fund for the purchase, maintenance, and restoration of significant cultural resources.                                                                                                                                                                                                                     | ✓ | ✓ | ✓ |

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| <b>Action 15.C.4.c.</b> Study the potential of amending the General Plan to establish a cultural resource overlay designation and/or local cultural resource or historic districts. Parcel owner consent shall be obtained prior to rezoning property for historic preservation or listing on County register.                                                                                                                                                                                      | ✓ |   |   |
| <b>Policy 15.C.5.</b> Implement incentives to encourage private preservation and conservation efforts.                                                                                                                                                                                                                                                                                                                                                                                              | ✓ | ✓ | ✓ |
| <b>Action 15.C.5.a.</b> Develop tax incentives for the preservation or faithful restoration of properties with identified cultural resource value. Consider implementation in Mono County of the Mills Act; 1986 Tax Reform Act, Marks Historical Rehabilitation Act, among other tax incentives.                                                                                                                                                                                                   | ✓ | ✓ | ✓ |
| <b>Action 15.C.5.b.</b> Adopt the State Historic Building Code, in lieu of the Uniform Building Code, for significant historic structures.                                                                                                                                                                                                                                                                                                                                                          | ✓ |   |   |
| <b>Action 15.C.5.c.</b> Establish requirements in the Cultural Resources Management Ordinance for compatible alterations and additions to historic structures.                                                                                                                                                                                                                                                                                                                                      | ✓ |   |   |
| <b>Action 15.C.5.d.</b> Allow minor variations from land use designation requirements (e.g., setbacks, parking standards) to maintain the historic quality of cultural properties.                                                                                                                                                                                                                                                                                                                  | ✓ |   |   |
| <b>Action 15.C.5.e.</b> Consider adopting provisions to waive development permit fees for site review, site development, and conditional use permits for work done on Mono County Historic Register and National Register structures that is consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.                                                        | ✓ | ✓ | ✓ |
| <b>Action 15.C.5.f.</b> Consider reducing or waiving building fees for structures using the State Historical Building Code.                                                                                                                                                                                                                                                                                                                                                                         | ✓ |   |   |
| <b>Action 15.C.5.g.</b> Demolition Permits: require approval of a new development plan and issuance of required Grading and/or Building Permits and review by the Historic Preservation Commission or documentation of an imminent safety hazard (as per the Health and Safety Code) prior to issuance of a demolition permit in the H and HDP zoning districts. The Historic Preservation Review Commission shall also review all demolition permits for buildings 50 years of age or older in any | ✓ |   |   |

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| zoning district or a cultural resources study shall be required prior to approval of a demolition permit.                                                                                                                                                                                         |   |   |   |
| <b>Objective 15.D.</b> Interpret and make accessible to the public cultural resources in Mono County where feasible and appropriate.                                                                                                                                                              | ✓ | ✓ |   |
| <b>Policy 15.D.1.</b> Develop cooperative interpretation and education programs on cultural resources in Mono County.                                                                                                                                                                             | ✓ | ✓ | ✓ |
| <b>Action 15.D.1.a.</b> Work with federal, state, and local agencies and organizations to inventory existing interpretive and educational programs and to develop additional interpretive and educational programs, including living history programs.                                            | ✓ | ✓ |   |
| <b>Action 15.D.1.b.</b> Utilize handouts developed by the USFS, the BLM, and the State Department of Parks on the restrictions on gathering artifacts or damaging cultural properties and the penalties involved in violations, and make these handouts available at existing visitor facilities. | ✓ | ✓ | ✓ |
| <b>Objective 15.E.</b> Promote Mono County's cultural resources, when feasible and appropriate.                                                                                                                                                                                                   | ✓ | ✓ |   |
| <b>Policy 15.E.1.</b> Highlight Mono County's cultural resources, when feasible and appropriate, in promotional materials.                                                                                                                                                                        | ✓ | ✓ |   |
| <b>Action 15.E.1.a.</b> Work with federal, state, and local agencies and organizations to develop a list of which cultural resources and activities in the county can be promoted without adverse harm to the resource.                                                                           | ✓ | ✓ | ✓ |
| <b>Action 15.E.1.b.</b> Encourage the USFS, the BLM, local Chambers of Commerce, and the Town of Mammoth Lakes to include cultural resources and activities in promotional materials.                                                                                                             | ✓ | ✓ |   |
| <b>Action 15.E.1.c.</b> Encourage local communities and Chambers of Commerce to develop and promote local historically oriented special events.                                                                                                                                                   | ✓ | ✓ |   |
| <b>Action 15.E.1.d.</b> Encourage local communities and agencies to support and promote traditional folk arts such as Native American arts and crafts and traditional Western crafts.                                                                                                             | ✓ | ✓ |   |
| <b>Action 15.E.1.e.</b> Study the feasibility of establishing a County historic designation program, with roadside markers.                                                                                                                                                                       | ✓ | ✓ |   |

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| <b>Objective 15.F.</b> Set an example for cultural resources management through proper private and public stewardship of the county's cultural resources.                                                                                                                                                                                                                                                                                                                                                           | ✓ | ✓ | ✓ |
| <b>Policy 15.F.1.</b> Promote cultural resources management practices by demonstrating proper stewardship of the County's cultural resources.                                                                                                                                                                                                                                                                                                                                                                       | ✓ | ✓ | ✓ |
| <b>Action 15.F.1.a.</b> Retain the Mono County Cultural Resource Commission as an advisory agency to review projects on or involving County property, with the potential to impact cultural resources.                                                                                                                                                                                                                                                                                                              | ✓ | ✓ | ✓ |
| <b>Action 15.F.1.b.</b> Enlist the Mono County Cultural Resources Commission to inventory all County-owned properties more than 45 years old.                                                                                                                                                                                                                                                                                                                                                                       | ✓ | ✓ | ✓ |
| <b>Policy 15.F.2.</b> Administration of the actions listed in this Element is the shared responsibility of the Board of Supervisors, Community Development Dept., and the Mono County Cultural Resources Commission with the Community Development Dept. serving as the primary administrator at the direction of the Board of Supervisors. Cooperating agencies include the Mono County Economic Development Dept., the Mono County Historical Societies (various) and the Calif. Office of Historic Preservation. | ✓ | ✓ | ✓ |
| <p><b>→ Additional policies and actions that would minimize impacts to cultural resources can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 10.A, 10.D, 18.F, and 27.A.</b></p>                                                                                                                                                                                                                                                                                                |   |   |   |

Table 4.8-10 below lists proposed policies and actions proposed to address issues discussed in EIR §4.8, and identifies with a checkmark (✓) those policies and actions that will minimize the potential impacts on hydrology associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.8-10. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY &amp; SUPPLY</b>                                                                                                                  |                                                       |                                                                                                                  |                                                                                                                    |                                                                                                                                   |                                                                                          |                                                                                                                       |                                                                                                |
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| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                      | <b>Environmental Impacts</b>                          |                                                                                                                  |                                                                                                                    |                                                                                                                                   |                                                                                          |                                                                                                                       |                                                                                                |
|                                                                                                                                                                                                                                    | <b>4.8-10(a)<br/>Violate water quality standards?</b> | <b>4.8-10(b)<br/>Violate wastewater treatment or discharge requirements or require new treatment facilities?</b> | <b>4.8-10(c)<br/>Have insufficient surface- or groundwater to serve General Plan uses from existing resources?</b> | <b>4.8-10(d)<br/>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff?</b> | <b>4.8-10(e)<br/>Place housing or structures in a mapped 100-year flood hazard area?</b> | <b>4.8-10(f)<br/>Expose people or structures to significant flood risk, including risk of a dam or levee failure?</b> | <b>4.8-10(g)<br/>Expose people or structures to inundation by seiche, tsunami, or mudflow?</b> |
| <b>GOAL 3: Ensure the availability of adequate surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.</b>                                  |                                                       |                                                                                                                  |                                                                                                                    |                                                                                                                                   |                                                                                          |                                                                                                                       |                                                                                                |
| <b>Objective 3.A. Continue to develop a comprehensive countywide water resource database.</b>                                                                                                                                      |                                                       |                                                                                                                  |                                                                                                                    |                                                                                                                                   |                                                                                          |                                                                                                                       |                                                                                                |
| <b>Policy 3.A.1.</b> Compile baseline data and assessments on the basic components of watersheds and their hydrologic units including groundwater basins, within the county.                                                       | ✓                                                     | ✓                                                                                                                | ✓                                                                                                                  | ✓                                                                                                                                 |                                                                                          |                                                                                                                       |                                                                                                |
| <b>Action 3.A.1.a.</b> Cooperate with relevant agencies and organizations to develop and maintain a comprehensive hydrologic record of watersheds, hydrologic units and groundwater basins.                                        | ✓                                                     | ✓                                                                                                                | ✓                                                                                                                  | ✓                                                                                                                                 |                                                                                          |                                                                                                                       |                                                                                                |
| <b>Action 3.A.1.b.</b> Reference local watershed assessments and other available data for existing conditions and incorporate assessment results into resource management planning.                                                | ✓                                                     | ✓                                                                                                                | ✓                                                                                                                  | ✓                                                                                                                                 | ✓                                                                                        | ✓                                                                                                                     | ✓                                                                                              |
| <b>Action 3.A.1.c.</b> Continue to support and implement the California Statewide Groundwater Elevation Monitoring (CASGEM) program and comply with the requirements of the Sustainable Groundwater Management Act of 2014 (SGMA). | ✓                                                     | ✓                                                                                                                | ✓                                                                                                                  | ✓                                                                                                                                 |                                                                                          |                                                                                                                       |                                                                                                |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                   | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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|                                                                                                                                                                                                                                                                                                          | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| <b>Action 3.A.1.d.</b> Work with local water providers, LADWP, the Tri-Valley Groundwater Management District, Walker River Irrigation District, LRWQCB and other water and resource management agencies to calculate water budgets and develop water management plans for each watershed in the county. | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.A.1.e.</b> Support research and monitoring to better understand impacts of water-related projects on environmental resources.                                                                                                                                                                | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         | ✓                                                                                | ✓                                                                                                             | ✓                                                                                      |
| <b>Objective 3.B. Identify and secure adequate water for future local domestic needs while maintaining natural resources.</b>                                                                                                                                                                            |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.1.</b> Assist and encourage the communities of Mono County and local special districts to secure additional water rights within local water basins as necessary for the orderly growth of local communities.                                                                               |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.2.</b> Encourage the preparation of water management plans by local water providers.                                                                                                                                                                                                       | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.2.a.</b> Assist special districts in securing available grant moneys for water management planning.                                                                                                                                                                                        | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.3.</b> Encourage USFS and BLM to assist local communities in securing the water resources necessary to accommodate community demands, particularly those demands that directly and indirectly result from increased activities on adjacent federal lands.                                  |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |



**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                            | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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|                                                                                                                                                                                                                                                                                                                                                                                                   | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| <b>Action 3.B.3.a.</b> Review and comment on development proposals on federal lands and require full environmental review on out-of-drainage transfers.                                                                                                                                                                                                                                           |                                               |                                                                                                          | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.4.</b> Work with small water systems to comply with state and federal requirements.                                                                                                                                                                                                                                                                                                 | ✓                                             | ✓                                                                                                        | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.4.a.</b> Continue to support regional cooperative efforts to pursue funding for development, implementation, monitoring, and long-term maintenance of small water systems.                                                                                                                                                                                                          | ✓                                             | ✓                                                                                                        | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.5.</b> Encourage the consolidation of small water providers to increase operational and service efficiency.                                                                                                                                                                                                                                                                         | ✓                                             | ✓                                                                                                        | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.5.a.</b> Require new developments to be served by existing water providers, where feasible, rather than creating new service entities.                                                                                                                                                                                                                                              |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.6.</b> Future development projects shall avoid potential significant impacts to local surface and groundwater resources or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.                                                                                                                        | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.6.a.</b> Future development projects with the potential to significantly impact surface or groundwater resources shall assess any potential impacts prior to project approval. Potential significant impacts include substantially degrading or depleting surface or groundwater resources and/or interfering substantially with groundwater recharge. The analysis shall be funded | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| by the applicant; prepared by a qualified person under the direction of Mono County; assess existing conditions in the general project vicinity; identify the quantity of water to be used by the project. Quantities shall be estimated for annual totals, monthly averages, and peak day/peak month usage; identify source(s) of water for the project and provide proof of entitlement. If the proposed source is to be a special district or mutual water system, a "will-serve" letter shall be required. If the proposed source is ground or surface water, the application shall indicate that the proponent has entitlements to the source and quantity of water required; describe impacts of the proposed development on water resources in the project site and surrounding areas, including a drawdown analysis of groundwater (when applicable) through pump test(s); and recommend alternatives or measures to avoid or mitigate impacts to water resources. 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. |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.B.7.</b> Limit development to a level that can be reasonably supported by available local water resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.7.a.</b> Require development projects to obtain "will serve" letters from applicable service agencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.7.b.</b> For areas not served by an existing water system, require future development projects to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                      | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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|                                                                                                                                                                                                                                                             | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| demonstrate, prior to permit issuance, that sufficient water exists to serve both domestic and fire-flow needs of the development and that use of that water will not deplete or degrade water supplies in the area, or adversely impact natural resources. |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.B.7.c.</b> 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 and as required by SB 610 and SB 211.                                   | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 3.C. Conserve Mono County's water resources and water supply while maintaining ecosystem health through water conservation programs.</b>                                                                                                       |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.C.1.</b> Encourage reduced water consumption in residential and nonresidential properties.                                                                                                                                                      |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.C.1.a.</b> Encourage and promote the installation of residential gray-water systems on existing residential and commercial properties that meet appropriate regulatory standards.                                                               |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.C.1.b.</b> Encourage installation of water conservation measures, including recycled water projects where feasible, in new and existing homes, businesses and County facilities.                                                                |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.C.1.c.</b> Encourage new residential and commercial construction and new County facilities to exceed CALGreen water conservation requirements.                                                                                                  |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                         | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| <b>Action 3.C.2.d.</b> Encourage prospective homebuyers to conduct water efficiency audits at point of sale for commercial and residential properties.                                                                                                                                                                         |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.C.2.e.</b> Assess, maintain, repair, and program existing irrigation systems to minimize water use, including parking lot landscaping, public restrooms and parks, and recreational facilities.                                                                                                                    |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.C.2.f.</b> Encourage and support regional water conservation strategies through partnerships such as the Inyo Mono IRWMP Group.                                                                                                                                                                                    | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.C.3.</b> Water intensive development proposals shall include water conservation measures as a condition of approval of the project.                                                                                                                                                                                |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.C.3.a.</b> Implement the Water Efficient Landscape Ordinance.                                                                                                                                                                                                                                                      | ✓                                             | ✓                                                                                                        | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.C.4.</b> Encourage effective water conservation programs for communities outside Mono County that benefit from water resources originating in the county.                                                                                                                                                          |                                               |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 3.D. Protect the Public Trust values of the resources of Mono County. (The Public Trust doctrine recognizes that some types of natural resources are held in trust by government for the benefit of the public. Water resources have been recognized historically as a resource subject to the public trust.)</b> |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.D.1.</b> Encourage and support agencies responsible for reviewing water rights applications to consider the effects of existing and proposed water diversions upon interests protected by the Public Trust.                                                                                                        | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                        | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| <b>Action 3.D.1.a.</b> If necessary, file formal protests with the State Water Resources Control Board when the County determines that granting a water rights application would be harmful to Public Trust values.                                                                                                                                                                                                                                                           | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.D.1.b.</b> Require water projects that may impact Public Trust values to avoid or mitigate those potential adverse impacts.                                                                                                                                                                                                                                                                                                                                       | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.D.2.</b> Oppose any legislative or regulatory efforts to undermine or weaken protection afforded to county water resources by the Public Trust                                                                                                                                                                                                                                                                                                                    | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 3.E. Encourage the beneficial use of water resources while protecting local water users and biological resources from the adverse effects of water transfers.</b>                                                                                                                                                                                                                                                                                                |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.E.1.</b> Regulate out-of-basin water transfers from private lands in the unincorporated area of the county, in accordance with the following actions.                                                                                                                                                                                                                                                                                                             | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.1.a.</b> Where not preempted by state law, require a water transfer permit from the Mono County Planning Commission for out-of-basin water transfers.                                                                                                                                                                                                                                                                                                           | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.1.b.</b> Applications for permits for out-of-basin water transfers shall be submitted to the county Planning Division and shall include the following information: point of extraction; amount of extraction; nature and location of conveyance facilities; and identification of potential impacts to the environment such as wildlife and riparian habitat, wetlands, in-stream habitat, other water users (e.g., agricultural operators), and also including | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| indirect effects such as the potential for increased flood risk due to reduced wetlands, and increased fire hazard risk that could result in increased sedimentation and reduced groundwater recharge capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.1.c.</b> In addition to the Groundwater Transfer Ordinance findings, the Planning Commission shall make the following findings to issue a water transfer permit: that the proposed project meets all reasonable beneficial water needs, including uses in-stream and for agricultural operations and recreational purposes, within the basin of origin; and that the proposed project adequately protects water quality, in-stream flows, lake levels, riparian areas, vegetation types, sensitive/rare wildlife and habitat, and related resources such as the visual quality and character of the landscape; and is not likely to increase indirect effects such as flooding, wildfire, and/or sedimentation, or reduce groundwater recharge capacity. Projects that do not adequately protect these resources shall be denied. | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         | ✓                                                                                | ✓                                                                                                             | ✓                                                                                      |
| <b>Action 3.E.1.d.</b> The Planning Commission shall review all water export projects in the unincorporated area for consistency with the County General Plan and any applicable Area Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.E.2.</b> Implement the Groundwater Transfer Ordinance for out-of-basin groundwater transfers, and consider other local mechanisms to regulate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| groundwater exports including the provisions of the Sustainable Groundwater Management Act.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.2.a.</b> Initiate the process to establish local Groundwater Sustainability Agencies where required by law to monitor groundwater use and regulate out-of-basin groundwater transfers in appropriate areas of the county.                                                                                                                                                                                                                                                                                                       | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.2.b.</b> Applications for groundwater export projects shall obtain a Groundwater Transfer permit (Mono County Code section 20.01), which requires the assessment of the potential impacts of the project prior to project approval in accordance with CEQA, and requires findings to be made. In addition, indirect impacts of increased wildfire risk and sedimentation resulting from fire, and increased flood risk and reduced recharge rates due to reduced or degraded wetlands and riparian areas, should be considered. | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.E.3.</b> Oppose federal and state legislation and regulations that provide preferential status to out-of-county water appropriators or that allow for increased water diversions from Mono County.                                                                                                                                                                                                                                                                                                                                | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.E.4.</b> Evaluate participation in the Walker Basin Restoration Program (WBRP).                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.4.a.</b> Pursue funding with the National Fish and Wildlife Foundation (NFWF) to collect and analyze all the information necessary for the County to determine if                                                                                                                                                                                                                                                                                                                                                               | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                               | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| and how participation in the WBRP may be possible, including full CEQA review to assess the potential effects on various resources, a potential pilot water transaction program, and any necessary General Plan policy updates.                                                                                                                                                                                      |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.E.4.b.</b> Ensure any participation in the WBRP is consistent with General Plan policies, particularly the area plan polices for the Antelope and Bridgeport Valleys, and policies to protect agricultural uses and natural resources.                                                                                                                                                                   | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 3.F. Promote the restoration and maintenance of Mono Lake, tributary streams, and downstream areas of the aqueduct system in Mono County, including Grant Lake, the Upper Owens River, Crowley Lake, and the Owens River Gorge.</b>                                                                                                                                                                     |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.F.1.</b> Work with the appropriate agencies to develop and implement a comprehensive water management plan for Mono Basin and the downstream areas of the aqueduct system. The water management plan should ensure that Mono Lake and the local aqueduct system are managed in a manner that protects the ecological and fisheries values of the Mono Basin and downstream areas of the aqueduct system. | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.F.1.a.</b> Support SWRCB Decision 1631 requiring minimum flows to Mono Lake to maintain the lake level over 6,391 feet above mean sea level.                                                                                                                                                                                                                                                             | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.F.1.b.</b> Support management of the aqueduct system that avoids drastic fluctuations in stream flows.                                                                                                                                                                                                                                                                                                   | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.F.1.c.</b> Ensure that any comprehensive water management plan developed as per Policy 1, above, is                                                                                                                                                                                                                                                                                                      | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |



**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                 | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| consistent with the USFS's existing Comprehensive Management Plan for the Mono Basin National Forest Scenic Area.                                                                                                                                                                                      |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.F.1.d.</b> Manage Crowley Reservoir to protect its fishery and recreational opportunities.                                                                                                                                                                                                 | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.F.1.e.</b> Manage the Upper Owens River to protect the quality of the fishery.                                                                                                                                                                                                             | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 3.G. Reestablish streams impacted by diversions in the Mono Basin and Long Valley hydrologic units with flows adequate to support fish populations, riparian habitat, and associated recreational and scenic values.</b>                                                                  |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.G.1.</b> Support minimum flows in all streams impacted by water diversions.                                                                                                                                                                                                                | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 3.G.1.a.</b> Review technical documents prepared for the Mono Basin, Upper Owens, and Crowley Lake areas in order to provide input to the LADWP's water management plan on a periodic basis.                                                                                                 | ✓                                             |                                                                                                          | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 3.G.2.</b> Provide land use controls that facilitate the restoration of impacted stream channels and adjacent areas.                                                                                                                                                                         | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>GOAL 4: Protect the quality of surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.</b>                                                                                                                   |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 4.A. To the extent not preempted by State or Federal law, preserve, maintain, and enhance surface and groundwater resources to protect Mono County's water quality and water-dependent resources from the adverse effects of development and degradation of water-dependent resources</b> |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.1.</b> Future development projects shall avoid potential significant impacts to water quality in Mono County, or mitigate impacts to a level of non-significance                                                                                                                         | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         | ✓                                                                                | ✓                                                                                                             | ✓                                                                                      |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| unless a statement of overriding considerations is made through the EIR process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.1.a.</b> Development projects with potential to significantly impact water quality shall assess the potential impact(s) prior to project approval. Examples of potential significant impacts include: substantially degrading water quality; and/or contaminating a public water supply; and/or causing substantial flooding, erosion or siltation. In areas determined by the County to be of special significance, such an analysis and associated mitigation measures may be required even if the proposed project conforms to water quality standards established by LRWQCB for the project area. The analysis shall be funded by the applicant; be prepared by a qualified person under the direction of Mono County; assess current water quality in the general project vicinity; describe the impacts of the proposed development upon water quality within the project site and on surrounding areas, including a quantification of potential runoff and sedimentation from erosion, contamination that could enter the surface or groundwater system, calculations or mapping related to flooding, and potential cumulative on-site and off-site hydrologic effects on water quality; for projects with the potential to significantly affect groundwater resources, the analysis may be required to include hydrologic | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         | ✓                                                                                | ✓                                                                                                             | ✓                                                                                      |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                    | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| mapping, studies of water flows, groundwater resources, aquifer properties, and baseline quality data; and recommend project alternatives or measures to avoid or mitigate impacts to water quality, including a plan for long-term monitoring of water quality. Mitigations and monitoring programs shall be included in the project plans and specifications and shall be made a condition of approval for the project. |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.2.</b> Control erosion at construction projects.                                                                                                                                                                                                                                                                                                                                                            | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.2.a.</b> Ensure that LRWQCB regulations for erosion control are met as a condition for County permit approvals.                                                                                                                                                                                                                                                                                             | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.2.b.</b> Work with Lahontan to develop standards and regulations for specific areas of the unincorporated area. Reflect these standards in applicable County regulations, such as the Grading Ordinance (Chapter 13.08).                                                                                                                                                                                    | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.2.c.</b> Work with Lahontan to enforce erosion control standards for development on private land.                                                                                                                                                                                                                                                                                                           | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.2.d.</b> Require posting of a performance bond in compliance with the county Grading Ordinance.                                                                                                                                                                                                                                                                                                             | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         | ✓                                                                                | ✓                                                                                                             | ✓                                                                                      |
| <b>Action 4.A.2.e.</b> Work with LRWQCB in the development and revision of erosion-control standards.                                                                                                                                                                                                                                                                                                                     | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.3.</b> Adjust current practices that cause excessive erosion in order to avoid or mitigate such erosion.                                                                                                                                                                                                                                                                                                    | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| <b>Action 4.A.3.a.</b> County staff and contractors shall follow County grading standards when maintaining County roads, rights of way, and property.                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.3.b.</b> Request that state and federal agencies enforce requirements to minimize erosion                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.3.c.</b> Promote the use of cattle fences, appropriately designed to minimize wildlife impacts (see Biological Resources policies), and fish screens in range areas next to streams and lakes where scientific data and management policies indicate the practice to be beneficial to wildlife and livestock.                                                                                                                                                                                                                        | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.3.d.</b> Consider amending the county Grading Ordinance to address water quality concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.4.</b> Establish buffer zones where recharge occurs, including adjacent to surface waters, wetlands and riparian areas. As required by State law, rivers, creeks, streams, flood corridors, riparian habitats and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management are identified in the County's general plan maps at <a href="https://monomammoth.maps.arcgis.com/home/">https://monomammoth.maps.arcgis.com/home/</a> , which include FEMA and National Wetland Database maps. | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.5.</b> Projects within 30 feet of or that may otherwise impact wetland or riparian vegetation shall implement best management practices as recommended by the SWRCB.                                                                                                                                                                                                                                                                                                                                                                 | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                                                                                                                                                 | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| <b>Policy 4.A.6.</b> Discourage development within 30 feet of recharge, riparian, and wetland areas to minimize trampling, erosion and siltation impacts, and consider amending the General Plan to specify use and setback requirements. Continue to enforce setback requirements from surface waters.                                                                                                                                                                                | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.7.</b> Continue to support “no net loss” of wetlands at a regional scale.                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                             |                                                                                                          | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.7.a.</b> Establish policies for the management of wetlands in Mono County, including cooperation and compliance with state and federal agencies that manage wetlands.                                                                                                                                                                                                                                                                                                    | ✓                                             |                                                                                                          | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.7.b.</b> Continue collaborating with applicable agencies to monitor the status of wetlands, such as annual reporting to LRWQCB.                                                                                                                                                                                                                                                                                                                                          | ✓                                             |                                                                                                          | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.A.8.</b> Manage stormwater runoff to protect water quality throughout communities.                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.8.a.</b> As required by LRWQCB, projects must provide post-construction stormwater management plans. Developers should use stormwater control measures that are compatible with low-impact development (e.g., rain gardens, green roofs, detention ponds, bioretention swales, pervious pavement, vegetated infiltration ponds, other measures provided by the California Stormwater Quality Association to treat post-construction stormwater runoff, sustain watershed | ✓                                             | ✓                                                                                                        | ✓                                                                                                          | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                          | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
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| processes, protect receiving water, and maintain healthy watersheds).                                                                                                                                                                                                                                                                                           |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.8.b.</b> Use non-toxic fertilizers in County parks and landscaped areas to reduce potential water quality issues through stormwater runoff.                                                                                                                                                                                                       | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.8.c.</b> Maintain drainage systems associated with roads and public infrastructure for stormwater management.                                                                                                                                                                                                                                     | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.8.d.</b> Complementary design features with the potential to improve habitat such as settling basins, vaults, and bank stabilization should be considered when designing or maintaining culverts. Culverts should be analyzed and designed to limit unintended adverse impacts such as degraded water quality, erosion and siltation of wetlands. | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.8.e.</b> Provide education and advice on LID measures that could be incorporated into project designs.                                                                                                                                                                                                                                            | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.A.8.f.</b> Update the Mono County Grading Ordinance for consistency with LRWQCB regulations.                                                                                                                                                                                                                                                        | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Objective 4.B. Protect water from chemical or bacterial contamination.</b>                                                                                                                                                                                                                                                                                   |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.B.1.</b> Sewage treatment facilities shall be adequate to protect beneficial uses of surface and groundwater.                                                                                                                                                                                                                                       | ✓                                             | ✓                                                                                                        |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                                                                                                    | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                           | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| <b>Action 4.B.1.a.</b> Cooperate with Lahontan to monitor water quality.                                                                                                                                                                                                                                                                                  | ✓                                             | ✓                                                                                                        |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.1.b.</b> Encourage federal, state, and local agencies to maintain adequate sanitary treatment capacity at their facilities.                                                                                                                                                                                                                 | ✓                                             | ✓                                                                                                        |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.1.c.</b> Promote the rehabilitation and replacement of aging wastewater infrastructure.                                                                                                                                                                                                                                                     | ✓                                             | ✓                                                                                                        | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.B.2.</b> Promote energy-efficient wastewater treatment and biosolids recycling practices.                                                                                                                                                                                                                                                     | ✓                                             | ✓                                                                                                        | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.2.a.</b> Work with wastewater service providers to implement an audit, cycling, and equipment-replacement program to increase energy efficiency for water and wastewater pumps and motors.                                                                                                                                                  | ✓                                             | ✓                                                                                                        |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.2.b.</b> Where feasible, replace septic systems with community package treatment systems.                                                                                                                                                                                                                                                   | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.B.3.</b> Degradation of water quality from livestock shall be minimized.                                                                                                                                                                                                                                                                      | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.3.a.</b> As necessary, investigate use of fencing, alternate grazing patterns, and/or reduction in the number of animals grazed, or other measures to protect stream water quality and habitat for sensitive species (e.g., Yosemite Toad and sage grouse; see Biological Resources policies for sage grouse fence design recommendations). | ✓                                             |                                                                                                          |                                                                                                            | ✓                                                                                                                         |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.3.b.</b> Recommend that salt blocks, supplemental food supplies and chemicals used to treat                                                                                                                                                                                                                                                 | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |

**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                 | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                                                                                                                                                                                                        | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| animals be located sufficiently far from surface water and used in such a manner as to protect water quality.                                                                                          |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.B.4.</b> Chemicals used for road maintenance should be applied in a manner that does not cause degradation of water quality.                                                               | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.4.a.</b> County staff and contractors shall not use environmentally damaging road de-icing methods.                                                                                      | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.4.b.</b> Work cooperatively with other agencies such as Caltrans and the Town of Mammoth Lakes to achieve the most environmentally sound methods of de-icing roads.                      | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.4.c.</b> Request further study of proposed de-icing methods before their widespread use.                                                                                                 | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.4.d.</b> Enforce LRWQCB standards for road maintenance and weed control; work with other agencies to do the same.                                                                        | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Policy 4.B.5.</b> Use of fertilizer, pesticide, and other chemicals on vegetation or soil in recharge zones should be minimized.                                                                    | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.5.a.</b> Work with the county Agricultural Commissioner and the Natural Resources Conservation Service to institute controls to protect water quality.                                   | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.5.b.</b> Work with the county Agricultural Commissioner and the Natural Resources Conservation Service to promote effective and minimal use of chemicals in landscaping and agriculture. | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |



**TABLE 4.8-10. MITIGATING GOALS, POLICIES & ACTIONS FOR HYDROLOGY, FLOODING, WATER QUALITY & SUPPLY**

| PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS                                                                                                                                                                                   | Environmental Impacts                         |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                          | 4.8-10(a)<br>Violate water quality standards? | 4.8-10(b)<br>Violate wastewater treatment or discharge requirements or require new treatment facilities? | 4.8-10(c)<br>Have insufficient surface- or groundwater to serve General Plan uses from existing resources? | 4.8-10(d)<br>Alter drainage patterns so as to create risk of substantial erosion, siltation, flooding or polluted runoff? | 4.8-10(e)<br>Place housing or structures in a mapped 100-year flood hazard area? | 4.8-10(f)<br>Expose people or structures to significant flood risk, including risk of a dam or levee failure? | 4.8-10(g)<br>Expose people or structures to inundation by seiche, tsunami, or mudflow? |
| <b>Policy 4.B.6.</b> Assist in management and control of toxic chemicals or other substances from extractive, industrial, manufacturing, household, commercial uses.                                                                                                     | ✓                                             |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <b>Action 4.B.6.b.</b> Implement hazardous waste management policies in the Integrated Waste Management Plan.                                                                                                                                                            | ✓                                             |                                                                                                          | ✓                                                                                                          |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |
| <p><b>→ Additional policies and actions that would minimize impacts to hydrology, flooding, water quality and water supply can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 4.B, 6.C, 6.D, 7.B, 18.D, 22.B, 24.D and 24.F.</b></p> |                                               |                                                                                                          |                                                                                                            |                                                                                                                           |                                                                                  |                                                                                                               |                                                                                        |

Table 4.9-3 below lists proposed recreation policies and actions, and identifies with a checkmark (✓) those policies and actions that will serve to minimize the potential impacts on recreation associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.9-3. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES</b>                                                                                                                                          |                                                                                                                                                                                         |                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                               | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                                            |                                                                                                                                                                                  |
|                                                                                                                                                                                                                                             | <b>4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</b> | <b>4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</b> |
| <b>TRAIL PLAN POLICIES</b>                                                                                                                                                                                                                  |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>GOAL: Develop a cohesive regional and community trail system that provides access to all communities and to major recreational areas</b>                                                                                                 |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>GOAL: Work with communities in order to gain consensus on current and future trail improvements and priorities</b>                                                                                                                       |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>GENERAL DEVELOPMENT STANDARDS</b>                                                                                                                                                                                                        |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Policy 1.</b> Where possible, utilize existing roads and trails to develop the trail system in Mono County.                                                                                                                              |                                                                                                                                                                                         | ✓                                                                                                                                                                                |
| <b>Policy 2.</b> Work with appropriate agencies to develop trails and associated facilities that connect to existing trail systems.                                                                                                         | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <b>Policy 3.</b> When possible, plan & develop trails as multi-use year-round facilities.                                                                                                                                                   | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <b>Policy 4.</b> Concentrate developed trails and facilities in the most heavily used areas such as in and around communities.                                                                                                              |                                                                                                                                                                                         | ✓                                                                                                                                                                                |
| <b>Policy 5.</b> Development of trails on County roads and private property should be consistent with goals and policies for trails development and recreational use on adjacent public lands.                                              | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Policy 6.</b> Provide input to federal and state agencies on the development of trail systems on public lands, particularly in areas adjacent to communities.                                                                            | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Policy 7.</b> Design trails to limit impacts to sensitive plant communities including wetland and riparian corridors.                                                                                                                    | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Policy 8.</b> Incorporate signage into trail design to encourage compliance with trails rules and etiquette.                                                                                                                             | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>COMMUNITY TRAILS</b>                                                                                                                                                                                                                     |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Policy 9.</b> Utilize community trails to connect commercial, employment centers, community facilities, recreational, and residential areas in communities, and to link communities to surrounding trail systems and recreational areas. |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Policy 10.</b> Community trails should include way-finding and informational signage to facilitate their use.                                                                                                                            |                                                                                                                                                                                         |                                                                                                                                                                                  |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                    | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                             | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <p><b>Policy 11.</b> Where feasible, and where demand warrants, design and construct community trails as multi-use facilities and as year-round trails.</p>                                                                                                                                                                                                                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 12.</b> Seek funding for development and maintenance of community trails.</p>                                                                                                                                                                                                                                                                                  | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 13.</b> Work with subdividers to provide connecting paths to existing local and/or community, educational, and recreational facilities.</p>                                                                                                                                                                                                                    |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 14.</b> Work with community groups to refine and implement the conceptual trail schemes presented in this Plan and supporting documents.</p>                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 15.</b> Promote healthy lifestyles by integrating trails into communities. At the community level, connect neighborhoods, community facilities, and main streets via trail systems. At the regional level, connect communities to scenic resources, appropriate historical/cultural places, and recreation opportunities, as well as to other communities.</p> |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 16.</b> Reference and update existing community trail documents in establishing trail priorities.</p>                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                            |
| <p><b>Policy 17.</b> Investigate the feasibility of improving connections of the regional OHV network with supportive communities, such as combined use designations for County roads in northern Mono County.</p>                                                                                                                                                          |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>DESIGN STANDARDS</b></p>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 18.</b> Trails shall be developed and maintained in conformance with the USFS's Standard Trails Plans and Specifications.</p>                                                                                                                                                                                                                                  | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 19.</b> Trails shall be designed for accessibility in accordance with the Americans with Disabilities Act and the California Building Code.</p>                                                                                                                                                                                                                |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 20.</b> Work with communities, Caltrans, USFS, BLM, and other agencies to develop and implement a standardized way-finding program.</p>                                                                                                                                                                                                                        |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 21.</b> Pursue common standards for the region, particularly in the design of signage and wayfinding, marketing, and information systems (data sets, maps).</p>                                                                                                                                                                                                |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 22.</b> Trailside facilities shall be designed and constructed to blend with the surrounding natural environment and be designed for low maintenance.</p>                                                                                                                                                                                                      |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 23.</b> Parking facilities shall be sited, designed and constructed to minimize potential visual and water quality/drainage impacts.</p>                                                                                                                                                                                                                       | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                               | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                        | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <b>TRAIL-SIDE FACILITIES</b>                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 24.</b> Trail-side facilities should be developed in the most-heavily-used areas, particularly on community trails.</p>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 25.</b> Trail-side facilities should provide the following amenities, as appropriate and financially feasible: Rest areas, including restrooms and drinking water; Picnic areas; Parking areas and where appropriate, adequate facilities for horseback riders; and Interpretive signs/kiosks.</p>                                                        |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 26.</b> When planning trail-side facilities, particularly in community areas, give consideration to what other facilities are available in the area in order to avoid duplication of services and provide the most complete array of facilities.</p>                                                                                                      | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 27.</b> In accordance with applicable laws, trail-side facilities shall be designed for persons with disabilities.</p>                                                                                                                                                                                                                                    |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 28.</b> The need for pedestrian amenities along sidewalks, such as improved lighting, landscaping, paving, street furnishings (benches, drinking fountains, trash receptacles), winter maintenance requirements, improved street crossings, and improved access to parking areas should be evaluated when designing improvements to sidewalk systems.</p> | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 29.</b> Seek funding to develop additional trail-side facilities and amenities (such as information kiosks) along regional and community trails.</p>                                                                                                                                                                                                      |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 30.</b> Work with community groups, special districts, and businesses to sponsor trail-side development and maintenance in community areas.</p>                                                                                                                                                                                                           |                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                            |
| <b>TRAILS FUNDING</b>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 31.</b> Fiscal analyses for proposed trails development projects should consider both construction and maintenance costs.</p>                                                                                                                                                                                                                             |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 32.</b> Funding efforts should focus on developing community trails and associated facilities. Within communities, focus funding efforts on proposed trails where demand is highest.</p>                                                                                                                                                                  |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 33.</b> Countywide priorities for trails development should be established in the Capital Improvement Plan (CIP) for Mono County.</p>                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                        | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                 | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <p><b>Policy 34.</b> Develop a strategic plan in consultation with federal, state, and local agencies for coordinating and applying for trails funding.</p>                                                                                                                                     |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 35.</b> The County shall include applicable trails development projects identified in this Plan in its CIP once funding has been secured.</p>                                                                                                                                      |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 36.</b> Revise funding priorities periodically to reflect changes in funding availability and local and regional needs.</p>                                                                                                                                                        | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 37.</b> Consider developing and implementing a sponsorship program where local businesses and community groups contribute to the construction and maintenance of trail-side facilities with community areas (e.g., similar to Caltrans Adopt-a-Highway or TOML Adopt-a-Trail).</p> | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Policy 38.</b> Format and adjust planning documents/processes to qualify for new funding opportunities, such as the Active Transportation Program (ATP).</p>                                                                                                                              |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 39.</b> Pursue sustainable financial resources for trails development and maintenance. Support citizen stewardship and partnerships, and leverage the capacities of non-profits to assist in all aspects.</p>                                                                      |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>COOPERATIVE TRAILS DEVELOPMENT</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 40.</b> Use partnerships in the planning, design, development, construction &amp; maintenance of a sustainable regional &amp; community trail system for all users.</p>                                                                                                            |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 41.</b> Use established community-based &amp; interagency planning forums/systems, such as RPACs, JLCAC, and the CPT to secure citizen and agency/entity involvement throughout the trail planning and development process.</p>                                                    | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Policy 42.</b> Work with community groups and/or non-profits on the development and maintenance of trails and associated facilities.</p>                                                                                                                                                  | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Policy 43.</b> Work with appropriate agencies and organizations to obtain funding for trails development.</p>                                                                                                                                                                             |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 44.</b> Establish common standards for the region, particularly in the design of signage and wayfinding, marketing, and information systems such as data sets and maps.</p>                                                                                                        |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 45.</b> Facilitate collaboration with agencies/entities in the funding, environmental review, planning and development of trails in communities and</p>                                                                                                                            |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p>4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <p>throughout the region. Collaborating entities should include Mono County, Mono County LTC, the Town of Mammoth Lakes, USFS (Humboldt-Toiyabe and Inyo), BLM, National Park Service, State Parks, Caltrans, LADWP, Walker River Irrigation District, Cal Fire, local fire protection districts, tribal entities, non-profits such as Friends of the Inyo, Mammoth Lakes Recreation, Mammoth Lakes Trails and Public Access, and Eastern Sierra Land Trust, and willing private partners, including ranchers.</p> | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <p><b>Policy 46.</b> Integrate trail opportunities into regional initiatives, such as watershed assessments, scenic byway programs, and corridor planning</p>                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <p><b>COMMUNITY PRIORITIES FOR TRAIL DEVELOPMENT</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <p><b>ANTELOPE VALLEY</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <p><b>Priority 1.</b> Enhance pedestrian facilities along US 395 in Walker consistent with the Design Guidelines and Character Inventory study.</p>                                                                                                                                                                                                                                                                                                                                                                | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <p><b>Priority 2.</b> Work with the Walker River Irrigation District (WRID) to provide recreational facilities at Topaz Lake, including a hiking trail around the lake and interpretive facilities.</p>                                                                                                                                                                                                                                                                                                            | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <p><b>Priority 3.</b> Work with WRID and local landowners to develop public access trails to West Walker River, along with parking facilities, and informational signing.</p>                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <p><b>BRIDGEPORT VALLEY</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <p><b>Priority 1.</b> Increase pedestrian safety from Evans Tract to town and along Highway 182 from the reservoir to town.</p>                                                                                                                                                                                                                                                                                                                                                                                    | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <p><b>Priority 2.</b> Work with public land managers to create a multi-use, year-round trails system for pedestrians, bicyclists and equestrians in the summer, and nordic activities in the winter. Explore a potential trail connection between Timber Harvest Road and town.</p>                                                                                                                                                                                                                                | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <p><b>Priority 3.</b> Explore Off-Highway Vehicle opportunities, such as combined use roads, while remaining sensitive to resource impacts and public concerns.</p>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <p><b>BODIE</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                  |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                               | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                        | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <p><b>Priority 1.</b> Provide alternate access into Bodie with trails. Promote the use of unique and historical compatible modes of travel to Bodie, such as rail, horse-drawn wagons and carriages, and equestrian.</p>               | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 2.</b> Support preservation of the old railroad grade from Mono Mills to Bodie. Highlight and interpret the old railroad grade as a trail route to Bodie.</p>                                                           | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 3.</b> Provide for wagons and similar historically compatible travel modes to Bodie through concession agreements and designation of routes.</p>                                                                        | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 4.</b> Inventory existing trails in the Bodie Hills. Request State Parks to inventory trails with the Historic Park.</p>                                                                                                | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 5.</b> Prioritize trail development / improvement projects in this plan to expedite applications for grant funding.</p>                                                                                                 | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 6.</b> Coordinate trail development with other modes of travel: trail linkages to the visitor center, parking areas, transit hubs and recreation nodes.</p>                                                             | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 7.</b> Consider winter use for appropriate trails. Designate applicable trails available for Nordic ski, snowshoe and snowmobile use.</p>                                                                               | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>VIRGINIA LAKES</b>                                                                                                                                                                                                                  |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 1.</b> Any roadway improvements should include shoulder improvements for pedestrian use.</p>                                                                                                                            | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Priority 2.</b> Encourage and work with appropriate agencies to maintain the Sno-Park site just west of US 395 on Virginia Lakes Road.</p>                                                                                       | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>MONO BASIN</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 1.</b> Work with community groups to improve the sidewalk system along Main Street (US 395) in Lee Vining.</p>                                                                                                          | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Priority 2.</b> Work with USFS, community groups, and landowners to implement an extension of the community trail up Lee Vining Canyon and to provide interpretive signage along the trail per the Mono Yosemite Trail Plan.</p> | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 3.</b> Work with Caltrans to improve safety for sightseers, pedestrians, and bicyclists on US 395 along the west side of Mono Lake.</p>                                                                                 | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Priority 4.</b> Investigate potential alignments for trail connections between Mono City and Lee Vining.</p>                                                                                                                     |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                  | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                           | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <b>JUNE LAKE LOOP</b>                                                                                                                                                                                                                     |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 1.</b> Continue to work with the June Lake Trails committee to implement the objectives of the June Lake Loop Trail Plan/Map.</p>                                                                                          |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 2.</b> Work with the USFS and private landowners to develop a trail connection between the June Lake Village and the Down Canyon area.</p>                                                                                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 3.</b> Work with Caltrans to enhance public safety by optimizing conditions for road bike and pedestrian users on Highway 158. Identify areas for potential crossings/traffic calming solutions.</p>                       | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Priority 4.</b> Maximize trail connections between existing establishments such as Gull Lake - June Lake, campgrounds – village, commercial areas and future developments (see Design Guideline and Character Inventory Study).</p> | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 5.</b> Identify missing links between existing trails for continued connectivity throughout the loop.</p>                                                                                                                  | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 6.</b> Implement a signage and way-finding program to better identify existing trails.</p>                                                                                                                                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>MAMMOTH VICINITY/UPPER OWENS</b>                                                                                                                                                                                                       |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 1.</b> Improve Substation Road area for pedestrian use.</p>                                                                                                                                                                | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Priority 2.</b> Link the Town’s trail system to the surrounding unincorporated area, particularly on Sherwin Creek Road and the Scenic Loop Road.</p>                                                                               | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 3.</b> Pursue an interpretive site and supporting facilities in the Substation Road vicinity such as a Geothermal Interpretive Trail.</p>                                                                                  | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>LONG VALLEY</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Priority 1.</b> Identify, formalize and utilize existing trails and pathways for connectivity within and between communities.</p>                                                                                                   | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 2.</b> Support efforts to connect Lower Rock Creek Road so that it does not intersect with US 395 south of Tom’s Place but terminates at Crowley Lake Drive south of Tom’s Place.</p>                                      | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Priority 3.</b> Complete the segment of regional trail (at Tobacco Flat) from the Mammoth Vicinity to Long Valley.</p>                                                                                                              | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |



| <b>TABLE 4.9-3. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES</b>                                                                     |                                                                                                                                                                                         |                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                  | <b>ENVIROMENTAL IMPACTS</b>                                                                                                                                                             |                                                                                                                                                                                  |
|                                                                                                                                                                        | <b>4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</b> | <b>4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</b> |
| <b>Priority 4.</b> Study the feasibility of developing hiking, biking, and equestrian trails around Crowley Lake.                                                      |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Policy 5.</b> Explore inexpensive and low-maintenance traffic-calming strategies such as driver feedback signs, striping for bike/pedestrian lanes on County roads. | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |
| <b>WHEELER CREST/PARADISE</b>                                                                                                                                          |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Priority 1.</b> Continue current efforts to provide additional pedestrian facilities along Lower Creek Road.                                                        | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>TRI-VALLEY</b>                                                                                                                                                      |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Priority 1.</b> Work with Caltrans to provide improved crossing safety on US Highway 6 between West Chalfant and the community center.                              | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>CONSERVATION/OPEN SPACE ELEMENT POLICIES</b>                                                                                                                        |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>GOAL 14: Provide opportunities for outdoor recreation to meet the needs of residents and visitors in a manner that conserves natural and cultural resources.</b>    |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Objective 14.A.</b> Provide sufficient recreational facilities and opportunities for residents.                                                                     |                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>Policy 14.A.1.</b> Each community should have a community center, when supported by local residents, and a full range of community recreation facilities.           | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Action 14.A.1.a.</b> Maintain existing community recreation facilities first, and then seek to improve and expand.                                                  | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Action 14.A.1.b.</b> Work with communities and other groups as feasible to operate and maintain parks.                                                              | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Policy 14.A.2.</b> Plan, design, and construct parks and recreation facilities to coincide with projected growth.                                                   | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Action 14.A.2.a.</b> Provide new park facilities and outdoor recreation amenities to accommodate growing populations.                                               | ✓                                                                                                                                                                                       | ✓                                                                                                                                                                                |
| <b>Action 14.A.2.b.</b> County park facilities should be accessible to all, including persons with disabilities, young, and elderly, where feasible.                   |                                                                                                                                                                                         | ✓                                                                                                                                                                                |
| <b>Action 14.A.2.c.</b> Encourage the formation of a self-supporting park system by employing user fees (where appropriate), concessionaire revenues, soliciting       | ✓                                                                                                                                                                                       |                                                                                                                                                                                  |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                     | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
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|                                                                                                                                                                                                                              | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| grants and private contributions, requesting volunteer help, and by other means that further cost-effective park operations.                                                                                                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Action 14.A.2.d.</b> Continue working with the Town of Mammoth Lakes to provide joint use park and recreation facilities. Ensure equitable support by the Town for the provision of these services.                       |                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.2.e.</b> Identify, designate and acquire sites for parks and other recreation facilities of sufficient size and location for future development.                                                              | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.2.f.</b> Prioritize site acquisitions.                                                                                                                                                                        |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Action 14.A.2.g.</b> Where feasible, acquire public lands for parks and ball fields through land exchanges and special use permits.                                                                                       | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.2.h.</b> Develop and adopt a funding plan to acquire sites and/or conservation easements and to fund needed recreation facilities.                                                                            | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.2.i.</b> Continue pursuing state and federal grant moneys and moneys available from nonprofit corporations for the acquisition, construction, and maintenance of parks and other recreation facilities.       | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Action 14.A.2.j.</b> Promote the establishment and enactment of development impact fees requiring new developments to dedicate land, contribute to a fund, or a combination of both, for parks and recreational purposes. | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.2.k.</b> Through the Specific Plan process, provide incentives for developers to dedicate park areas and plan for the development of parks.                                                                   | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Policy 14.A.3.</b> The location and design of recreational facilities should reflect environmental constraints and site characteristics.                                                                                  | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.3.a.</b> All applications for recreational projects shall be required to address the potential adverse impacts of the development. Applications shall include measures to mitigate potential impacts.         | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.3.b.</b> Locate and design community parks to minimize their effects on surrounding land uses.                                                                                                                | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.3.c.</b> Provide adequate buffer zones around community parks.                                                                                                                                                | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.A.3.d.</b> Minimize the use of outdoor lights.                                                                                                                                                                  |                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                            |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                               | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
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|                                                                                                                                                                                                                                                        | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <p><b>Policy 14.A.4.</b> Through the Specific Plan process, provide incentives for developers to provide public indoor recreation facilities, such as swimming facilities, basketball courts, etc.</p>                                                 | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Objective 14.B.</b> Provide sufficient recreational facilities and opportunities outside community areas for residents and visitors.</p>                                                                                                         | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Policy 14.B.1.</b> Work with appropriate agencies and organizations to provide a full range of recreation opportunities to meet varied interests.</p>                                                                                            | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Action 14.B.1.a.</b> Provision of County parks should occur in coordination with federal, state, and local agencies, and other recreation providers to avoid duplication of services and to ensure a full range of recreation opportunities.</p> | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Action 14.B.1.b.</b> Participate in the development of recreation plans and policies with other agencies and organizations.</p>                                                                                                                  | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Policy 14.B.2.</b> Recreational development outside community areas should be responsive to environmental limitations and market demand.</p>                                                                                                     | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Action 14.B.2.a.</b> Applications for such recreational projects shall be required to address the potential adverse impacts of the development. Applications shall include measures to mitigate potential impacts.</p>                           | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Action 14.B.2.b.</b> Development proposals for major recreation facilities outside community areas may be required to submit a market-demand analysis.</p>                                                                                       |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <p><b>Policy 14.B.3.</b> Reduce incompatibility between recreation &amp; neighboring uses.</p>                                                                                                                                                         | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Action 14.B.3.a.</b> Review locations of proposed recreational uses to ensure that the location is compatible with neighboring uses.</p>                                                                                                         | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Policy 14.B.4.</b> Protect natural resources from overuse due to recreational uses.</p>                                                                                                                                                          | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Action 14.B.4.a.</b> Work with appropriate agencies to develop capacity goals for recreation facilities and to monitor visitor usage at recreation facilities.</p>                                                                               | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Policy 14.B.5.</b> Preserve rivers that provide recreational opportunities.</p>                                                                                                                                                                  | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <p><b>Action 14.B.5.a.</b> Pursue Wild and Scenic River designation for appropriate County waterways.</p>                                                                                                                                              | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <p><b>Objective 14.C.</b> Provide convenient and safe access to recreation sites.</p>                                                                                                                                                                  | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                           | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                     |                                                                                                                                                                                                              |
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|                                                                                                                                                                                                                                    | <p style="text-align: center;">4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p style="text-align: center;">4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <b>Policy 14.C.1.</b> Local trails should connect to regional and interstate trails where feasible.                                                                                                                                |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Action 14.C.1.a.</b> Inventory and map all trails in Mono County.                                                                                                                                                               |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Action 14.C.1.b.</b> Meet with federal & state agencies to identify priority trail links.                                                                                                                                       | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Action 14.C.1.c.</b> Seek partnerships and funding to develop and construct trail improvements, including trails on public lands.                                                                                               | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Action 14.C.1.d.</b> Investigate the feasibility of creating trails in utility corridors.                                                                                                                                       | ✓                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                            |
| <b>Action 14.C.1.e.</b> Meet with other agencies to compare capital improvement programs and eliminate overlap of projects.                                                                                                        | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Policy 14.C.2.</b> Encourage connections between trails and other transportation systems; e.g., public transit systems.                                                                                                         |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Policy 14.C.3.</b> When appropriate, major recreation destinations, such as lakes, ski areas or cultural resource areas, should have public transportation systems that serve them as an alternative to the private automobile. | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Action 14.C.3.a.</b> Development applications for major recreation projects shall address traffic impacts. The analysis shall include mitigation measures.                                                                      | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Policy 14.C.4.</b> All communities should have trails and public transit services that link the community to adjacent recreation opportunities, where feasible.                                                                 | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Policy 14.C.5.</b> Provide for public access from public roadways to navigable waterways through the subdivision process in a manner consistent with the Subdivision Map Act and other applicable laws.                         | ✓                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| <b>Objective 14.D.</b> Encourage and promote year-round use of seasonal recreation areas and facilities.                                                                                                                           |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Policy 14.D.1.</b> Seasonal facilities should provide opportunities for alternative uses in the off-season.                                                                                                                     |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Action 14.D.1.a.</b> Where appropriate, encourage multi-season programming for recreation facilities, such as June Mountain Ski Area, and amenities, such as the use of alpine ski trails for summer mountain bike use.         |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |
| <b>Action 14.D.1.b.</b> Increase public awareness of seasonal recreation opportunities through promotional programs.                                                                                                               |                                                                                                                                                                                                                     |                                                                                                                                                                                                              |

**TABLE 4.9-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO RECREATIONAL RESOURCES**

| <p>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</p>                                                                                                                                                                     | <p>ENVIROMENTAL IMPACTS</p>                                                                                                                                                             |                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                           | <p>4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated?</p> | <p>4.9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p> |
| <p>→ Additional policies and actions that would minimize impacts associated with recreation can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 4.C, 5.B, 6.F, 7.C, 9.C, 9.E, 9.F, 10.D, 19.A, 19.B, 19.C, 20.A, 20.C, 20.D, 21.B.</p> |                                                                                                                                                                                         |                                                                                                                                                                                  |

Table 4.10-3 below lists proposed policies and actions for scenic and aesthetic resources, and identifies with a checkmark (✓) those policies and actions that will minimize the potential impacts on scenic and aesthetic resources associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.10-3. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR IMPACTS TO AESTHETIC &amp; SCENIC RESOURCES</b>                                                                                                                                            |                                                                                                                                                                        |                                                                                                                 |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                            | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                           |                                                                                                                 |                                                                                                                      |
|                                                                                                                                                                                                                                                          | <b>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</b> | <b>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</b> | <b>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</b> |
| <b>GOAL 13: Protect and enhance the visual resources and landscapes of Mono County.</b>                                                                                                                                                                  |                                                                                                                                                                        |                                                                                                                 |                                                                                                                      |
| <b>Objective 13.A.</b> Maintain and enhance visual resources in the county.                                                                                                                                                                              | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Policy 13.A.1.</b> To protect & enhance important scenic resources and scenic highway corridors as identified in the MEA, designate such areas throughout the county for Open Space, Agriculture, Resource Management, or similar low intensity uses. | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Action 13.A.1.a.</b> Identify important scenic resources, including scenic highway corridors, in the MEA.                                                                                                                                             | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Policy 13.A.2.</b> Coordinate county visual resource policies with federal and state visual policies and objectives                                                                                                                                   | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Action 13.A.2.a.</b> Work with federal, state, local, and other appropriate organizations to review and coordinate the protection and enhancement of the county's scenic resources.                                                                   | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Policy 13.A.3.</b> Preserve the visual identity of areas outside communities.                                                                                                                                                                         | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Action 13.A.3.a.</b> Concentrate future development in or adjacent to existing communities.                                                                                                                                                           | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Action 13.A.3.b.</b> Retain the rural character of areas outside existing communities by restricting development to low-intensity uses; high-intensity uses outside communities should be permitted only through the Specific Plan process.           | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Action 13.A.3.c.</b> Avoid the inclusion of scenic areas within spheres of influence for urban service providers.                                                                                                                                     | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                   | ENVIRONMENTAL IMPACTS                                                                                                                                           |                                                                                                          |                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                | 4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway? | 4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings? | 4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views? |
| <b>Action 13.A.3.d.</b> Consider providing opportunities for development in scenic areas in exchange for permanent open-space preservation.                                                                                                    |                                                                                                                                                                 | ✓                                                                                                        |                                                                                                               |
| <b>Policy 13.A.4.</b> Protect significant scenic areas by maintaining land in those areas in public ownership.                                                                                                                                 | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.A.4.a.</b> Encourage the use of federal and state designations that recognize significant scenic areas.                                                                                                                           | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.A.4.b.</b> Encourage the transfer of ownership of visually significant private land to public land management agencies or land conservation organizations for the purpose of preserving scenic resources.                         | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.A.4.c.</b> Encourage private landowners with visually significant property to grant or sell a conservation easement to a land conservation organization to protect the land as open space, including continued agricultural uses. | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.A.4.d.</b> Continue to use land use regulations and subdivision regulations to preserve open space for scenic purposes.                                                                                                           | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.A.4.e.</b> Conserve scenic highway corridors by maintaining and expanding large-lot land use designations in areas within view of scenic highways.                                                                                | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Policy 13.A.5.</b> Restore visually degraded areas when possible.                                                                                                                                                                           | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.A.5.a.</b> Promote reclamation of existing quarry sites to natural conditions following exhaustion of the mineral resource or abandonment of operations.                                                                          | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.A.5.b.</b> Work with existing uses to mitigate the adverse visual impacts of those uses; e.g., by painting, landscaping, or otherwise screening the use.                                                                          | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.A.5.c.</b> Encourage private restoration of disturbed sites.                                                                                                                                                                      |                                                                                                                                                                 |                                                                                                          |                                                                                                               |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                              | ENVIRONMENTAL IMPACTS                                                                                                                                           |                                                                                                          |                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                           | 4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway? | 4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings? | 4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views? |
|                                                                                                                                                                                           | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.A.5.d.</b> Consider visual impacts during the Grading Permit Process                                                                                                         | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.A.5.e.</b> Require the restoration of disturbed sites following construction, but prior to issuance of a Certificate of Occupancy.                                           | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Policy 13.A.6.</b> Restore abandoned roadway sections and/or improvements along scenic highways.                                                                                       | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.A.6.a.</b> Require the governmental entity responsible for the roadway abandonment to restore the road bed and adjacent area to a condition comparable to surrounding lands. | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Objective 13.B.</b> Maintain a countywide system of state and County-designated scenic highways.                                                                                       | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Policy 13.B.1.</b> Maintain existing State-designated scenic highways.                                                                                                                 | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.B.1.a.</b> Enforce required regulations for protection of roadways designated as state scenic highways.                                                                      | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.B.1.b.</b> Work with appropriate agencies to protect visual resources within existing designated scenic highway corridors.                                                   | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.B.1.c.</b> Work with Caltrans to ensure that state scenic highways are properly signed.                                                                                      | ✓                                                                                                                                                               |                                                                                                          |                                                                                                               |
| <b>Policy 13.B.2.</b> Seek state scenic highways designation for additional mileage in Mono County.                                                                                       | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.B.2.a.</b> Apply to Caltrans for designation of additional Mono County roadways as state scenic highways.                                                                    | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Policy 13.B.3.</b> Maintain existing County-adopted scenic highways.                                                                                                                   | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |



**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                    |                                                                                                                 |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</p> | <p>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> | <p>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</p> |
| <p><b>Action 13.B.3.a.</b> Study the feasibility and desirability of a County signing program for County-adopted scenic highways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                                                                                                                      |                                                                                                                 |                                                                                                                      |
| <p><b>Policy 13.B.4.</b> Designate additional mileage for the County-adopted scenic highway system.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <p><b>Action 13.B.4.a.</b> Identify appropriate new road segments for designation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <p><b>Policy 13.B.5.</b> Seek state designation of County-adopted scenic highways as official County scenic highways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <p><b>Action 13.B.5.a.</b> Apply to Caltrans for designation of County-adopted scenic highways as official County scenic highways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <p><b>Policy 13.B.6.</b> Support designation of appropriate highways as National Scenic Byways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <p><b>Objective 13.C.</b> Ensure that development is visually compatible with the surrounding community, adjacent cultural resources, and/or natural environment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <p><b>Policy 13.C.1.</b> Future development projects shall avoid potential significant visual impacts or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.</p>                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <p><b>Action 13.C.1.a.</b> Future development projects with the potential to have a substantial, demonstrable negative aesthetic effect shall provide a visual impact analysis prior to approval. Examples include: a. Reflective materials; b. Excessive height and/or bulk; c. Standardized designs that are utilized to promote specific commercial activities and that are not in harmony with the community atmosphere; d. Architectural designs and features that are incongruous to the community or area and/or that significantly detract from the natural attractiveness of the community or its</p> | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                    |                                                                                                                 |                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</p> | <p>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> | <p>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</p> |
| <p>surroundings; e. Dust or steam plumes; and f. Excessive night lighting. The analysis shall: a. be funded by the applicant; b. be prepared by a qualified person under direction of Mono County; c. assess the visual environment in the project vicinity; d. describe impacts of the proposed development on views and scenic qualities in the project site and on surrounding areas; and e. recommend project alternatives or measures to avoid or mitigate visual impacts. Mitigations shall be included in the project plans and specifications and shall be made a condition of approval for the project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                        |                                                                                                                 |                                                                                                                      |
| <p><b>Policy 13.C.2.</b> Future development shall be sited and designed to be in scale and compatible with the surrounding community and/or natural environment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <p><b>Action 13.C.2.a.</b> Use the General Plan design guidelines for residential, commercial, and industrial development projects. At a minimum, the following development standards shall apply: a. Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting; b. Building mass should be varied and appropriate for the surrounding community or area. Facades in commercial districts should be varied; c. Project siting and structural design should be sensitive to the climate, topography, and lighting of the surroundings; d. The design, color, and building materials for structures, fences, and signs shall be compatible with the natural environment and/or surrounding community; e. Visually offensive land uses shall be adequately screened through use of landscaping, fencing, contour grading, or other appropriate measures; f. Visual impacts of parking areas shall be minimized through use of landscaping, covered parking, siting that screens the parking from view, or other</p> | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                           |                                                                                                                 |                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</b> | <b>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</b> | <b>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</b> |
| appropriate measures; g. Signs shall comply with the county's Sign Ordinance; h. Standardized commercial structures, design, and materials shall not be allowed (e.g., a chain franchise shall be designed with materials and finishes that harmonize with the surrounding area); i. Industrial areas shall be as compact as possible; j. Exterior lighting shall be shielded and indirect, shall be minimized to that necessary for security and safety, and shall comply with the Dark Sky Regulations where applicable; k. All new utilities shall be installed underground, in conformity with applicable provisions of the Mono County General Plan; l. Existing roads shall be used whenever possible. Construction of new roads should be avoided except where essential for health and safety; m Earthwork, grading, and vegetative removals shall be minimized; and n. All site disturbances shall be revegetated with native species and controlled for the establishment of invasive, non-native plants including annual grasses. A landscaping plan shall be submitted and approved for all projects. |                                                                                                                                                                        |                                                                                                                 |                                                                                                                      |
| <b>Action 13.C.2.b.</b> County staff may require project modifications as necessary to implement Policy 2 and Action 2.1 above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Action 13.C.2.c.</b> Encourage the establishment of Design Review Districts within community areas, in order to provide design guidelines that are more specific to each community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Action 13.C.2.d.</b> Apply the Scenic Combining District designation in order to minimize the impacts of development in scenic areas outside communities, including in scenic highway corridors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |
| <b>Action 13.C.2.e.</b> Require the establishment of building envelopes during the subdivision process, where appropriate, to mitigate visual impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓                                                                                                                                                                      | ✓                                                                                                               | ✓                                                                                                                    |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                           | ENVIRONMENTAL IMPACTS                                                                                                                                           |                                                                                                          |                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                        | 4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway? | 4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings? | 4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views? |
| <b>Action 13.C.2.f.</b> Work with federal and state agencies on development projects on their lands to ensure that potential adverse visual impacts are fully mitigated.                                                                                               | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.C.2.g.</b> Existing visually offensive land uses located within scenic highway corridors should be adequately landscaped or otherwise screened.                                                                                                           | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.C.2.h.</b> Require any expansion of existing visually offensive land uses within scenic highway corridors to be adequately landscaped or otherwise screened.                                                                                              | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.C.2.i.</b> Require visually compatible drainage improvements in scenic highway corridors, and comply with the requirements of applicable agencies such as CDFW, LRWQCB, and USACE. When feasible, do not place streams in underground drainage structures | ✓                                                                                                                                                               | ✓                                                                                                        |                                                                                                               |
| <b>Action 13.D.2.j.</b> Reconsider development impact fees and other funding to improve new drainage systems in communities, and consider a requirement for development to fully mitigate drainage impacts.                                                            |                                                                                                                                                                 | ✓                                                                                                        |                                                                                                               |
| <b>Policy 13.C.3.</b> Proposed transmission and distribution lines shall be designed and sited to minimize impacts to natural and visual resources.                                                                                                                    | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.C.3.a.</b> Install utilities underground in conformity with the Land Use Element and the Mono County Code.                                                                                                                                                | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |
| <b>Action 13.C.3.b.</b> Require that utilities for all new subdivisions be installed underground, unless specific hardships can be demonstrated in conformity with the Mono County Code.                                                                               | ✓                                                                                                                                                               | ✓                                                                                                        | ✓                                                                                                             |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                               | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                           |                                                                                                                        |                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                            | <p><b>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</b></p> | <p><b>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</b></p> | <p><b>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</b></p> |
| <p><b>Action 13.C.3.c.</b> Pursue the establishment of underground utility districts within scenic highway corridors as a mechanism to place existing overhead lines underground.</p>                      | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.3.d.</b> Apply to SCE for financial support to convert eligible overhead lines to underground utilities.</p>                                                                             | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.3.e.</b> Enforce the policies in the Energy section of the Conservation/Open Space Element pertaining to the siting and design of transmission lines and fluid conveyance pipelines.</p> | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Policy 13.C.4.</b> Promote revegetation and reforestation programs along County roads, including designated scenic highways.</p>                                                                     | ✓                                                                                                                                                                             | ✓                                                                                                                      |                                                                                                                             |
| <p><b>Action 13.C.4.a.</b> Seek funding and work with appropriate agencies to develop and implement revegetation and reforestation programs along County roads, including scenic highways.</p>             | ✓                                                                                                                                                                             | ✓                                                                                                                      |                                                                                                                             |
| <p><b>Action 13.C.4.b.</b> Revegetation plans should include measures to ensure the control of invasive, non-native plants including annual grasses.</p>                                                   | ✓                                                                                                                                                                             | ✓                                                                                                                      |                                                                                                                             |
| <p><b>Action 13.C.4.c.</b> Revegetation plans should utilize plantings from local native stock, including adjacent riparian and wetland plants, and locally collected seed when feasible.</p>              | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Policy 13.C.5.</b> Minimize the visual impact of signs within designated scenic highway corridors.</p>                                                                                               | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.5.a.</b> Prohibit billboards and off-premises advertising signs within scenic highway corridors.</p>                                                                                     | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.5.b.</b> Amend the Sign Ordinance to regulate the number, type, size, height, design, materials, color and texture of on-premise attached signs within scenic highway corridors.</p>     | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.5.c.</b> Require a use permit for all on-premise freestanding signs in scenic highways corridor.</p>                                                                                     | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                              | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                           |                                                                                                                        |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                           | <p><b>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</b></p> | <p><b>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</b></p> | <p><b>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</b></p> |
| <p><b>Action 13.C.5.d.</b> Amend the Sign Ordinance to clarify the amortization procedures for non-conforming signs.</p>                                                                                  | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Policy 13.C.6.</b> Establish and implement roadway improvement standards for designated scenic highways.</p>                                                                                        | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.6.a.</b> Make every effort to work in existing rights of way rather than constructing new roads through scenic areas.</p>                                                               | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.6.b.</b> Ensure that aesthetics is a major consideration in the design of any new roads through scenic areas.</p>                                                                       | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Action 13.C.6.c.</b> In order to minimize the disruption that can result from new road construction through a scenic area, clear cutting and hillside cuts should be avoided whenever possible.</p> | ✓                                                                                                                                                                             | ✓                                                                                                                      |                                                                                                                             |
| <p><b>Objective 13.D.</b> Heighten awareness of Mono County's unique visual environment.</p>                                                                                                              | ✓                                                                                                                                                                             | ✓                                                                                                                      | ✓                                                                                                                           |
| <p><b>Policy 13.D.1.</b> Tourist facilities should be located to take advantage of scenic views.</p>                                                                                                      | ✓                                                                                                                                                                             | ✓                                                                                                                      |                                                                                                                             |
| <p><b>Action 13.D.1.a.</b> Work with federal, state, and local agencies to construct roadside turnouts with interpretive information for scenic vistas.</p>                                               | ✓                                                                                                                                                                             |                                                                                                                        |                                                                                                                             |
| <p><b>Action 13.D.1.b.</b> Work with federal, state, and local agencies to develop a scenic vista signing program that marks scenic viewpoints from roadways</p>                                          | ✓                                                                                                                                                                             |                                                                                                                        |                                                                                                                             |
| <p><b>Policy 13.D.2.</b> Provide roadside improvements for designated county and state scenic highways. (Also see RTP policies.)</p>                                                                      | ✓                                                                                                                                                                             |                                                                                                                        |                                                                                                                             |
| <p><b>Action 13.D.2.a.</b> Work with appropriate agencies and individuals to develop scenic view areas and roadside stops whenever feasible within scenic highway corridors.</p>                          | ✓                                                                                                                                                                             |                                                                                                                        |                                                                                                                             |
| <p><b>Action 13.D.2.b.</b> Install bicycle lanes, equestrian trails, and foot trails where appropriate along scenic highways.</p>                                                                         | ✓                                                                                                                                                                             |                                                                                                                        |                                                                                                                             |

**TABLE 4.10-3. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO AESTHETIC & SCENIC RESOURCES**

| <b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b>                                                                                                                                                              | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                           |                                                                                                                 |                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                    | <b>4.10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?</b> | <b>4.10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?</b> | <b>4.10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?</b> |
| <b>Action 13.D.2.c.</b> Protect and enhance all historical structures and points of interest and the visual state of their surroundings whenever possible in and adjacent to scenic highway corridors.                                                             | ✓                                                                                                                                                                      |                                                                                                                 |                                                                                                                      |
| <b>Action 13.D.2.d.</b> Encourage the USFS, the BLM, and Caltrans to provide funding for roadside improvements.                                                                                                                                                    | ✓                                                                                                                                                                      |                                                                                                                 |                                                                                                                      |
| <b>Policy 13.D.3.</b> Continue to conduct an anti-litter campaign along County roadways.                                                                                                                                                                           | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Action 13.D.3.a.</b> Continue to place garbage cans at pullouts where appropriate along roadways.                                                                                                                                                               | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Action 13.D.3.b.</b> Encourage participation in Caltrans' Adopt-A-Highway Program.                                                                                                                                                                              | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>Action 13.D.3.c.</b> Continue to enforce litter abatement laws, including fines.                                                                                                                                                                                | ✓                                                                                                                                                                      | ✓                                                                                                               |                                                                                                                      |
| <b>➔ Additional policies and actions that would minimize impacts to aesthetic and scenic resources can be found in EIR §4.1, Table 4.1-8, including policies and actions listed under Objectives 6.B, 9.A, 10.C, 10.f, 17.A, 17.B, 17.C, 17.D, 21.A, and 22.A.</b> |                                                                                                                                                                        |                                                                                                                 |                                                                                                                      |

Table 4.11-5 below lists policies and actions proposed to reduce impacts to agriculture and forest resources, and identifies with a checkmark (✓) those policies and actions that will reduce to less than significant levels the potential impacts on agriculture and forest resources associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.11-5. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR IMPACTS TO AGRICULTURE &amp; FOREST RESOURCES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>4.11-5(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use, or conflict with existing zoning for agricultural use, or a Williamson Act contract?</b> | <b>4.11-5(b) Conflict with existing zoning for, or cause rezoning of, forest land (as per PRC §12220(g)), timberland (per PRC §4526), or timberland zoned Timberland Production (per CGC §51104(g)), or result in the loss of forest land or conversion of forest land to non-forest use?</b> |
| <b>GOAL 5: Preserve and protect agricultural and grazing lands in order to promote both the economic and open-space values of those lands.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                               |
| <b>Objective 5.A. Encourage the retention of agricultural and grazing lands</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                               |
| <b>Policy 5.A.1.</b> Discourage the conversion of agricultural lands to non-agricultural uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                               |
| <b>Action 5.A.1.a.</b> Future development projects with the potential to convert prime agricultural land to non-agricultural use or to impair the productivity of prime agricultural land (as defined in Government Code Section 56064) shall assess the potential impact(s) prior to project approval. The analysis shall: be funded by the applicant; be prepared by a qualified person under the direction of Mono County; assess existing conditions in the general project vicinity; describe the impacts of the proposed development upon prime agricultural lands within the project site and on surrounding areas; and recommend project alternatives or measures to avoid or mitigate impacts to prime agricultural land to a level of non-significance, unless a statement of overriding considerations is made through the EIR process. 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. | ✓                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                               |
| <b>Action 5.A.1.b.</b> Establish adequate minimum parcel sizes for viable agricultural lands and encourage consolidation of undersized parcels. Consider amending the General Plan to address minimum parcel sizes in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                               |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |   |   |
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| appropriate land use designations. An exception to this policy may occur when it is proposed to parcel an existing farmhouse from the remaining agricultural lands.                                                                                                                                                                                                                                                                                                                               |   |   |
| <b>Action 5.A.1.c.</b> Limit extension of urban services such as sewer beyond existing Special District sphere-of-influence boundaries.                                                                                                                                                                                                                                                                                                                                                           | ✓ | ✓ |
| <b>Action 5.A.1.d.</b> Consider the availability and financing of public services and utilities in any decision to convert an area from agricultural to non-agricultural uses. Applicants for projects that have potential to convert prime agricultural land to a non-agricultural use shall, as part of the required CEQA analysis, provide a fiscal impact section that documents service and fiscal impacts on Mono County and other local agencies.                                          | ✓ |   |
| <b>Action 5.A.1.e.</b> Require the preparation of a specific plan for proposed subdivisions in agricultural areas, as determined by planning staff. A specific plan may be required if any of the following conditions applies: the proposed subdivision would substantially change the use in the area; the proposed subdivision would be growth-inducing; the proposed subdivision would result in a mix of uses in the area; or the proposed subdivision would affect prime agricultural land. | ✓ |   |
| <b>Policy 5.A.2.</b> Develop adequate amounts of farm-worker and farm-family housing in agricultural areas in order to support the efficient management of local agricultural production activities.                                                                                                                                                                                                                                                                                              | ✓ |   |
| <b>Action 5.A.2.a.</b> Encourage farm operators to provide sufficient housing for permanent and seasonal agricultural employees and family members in addition to the housing permitted by the applicable density.                                                                                                                                                                                                                                                                                | ✓ |   |
| <b>Action 5.A.2.b.</b> Locate agricultural employee housing where it promotes efficiency of the farming operation and has minimal impact on productive farmland.                                                                                                                                                                                                                                                                                                                                  | ✓ |   |
| <b>Action 5.A.2.c.</b> Allow clustering of employee housing.                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓ | ✓ |
| <b>Policy 5.A.3.</b> Encourage the development of programs that offer financial incentives to farm owners to reduce reliance on subdivision and sale of land to raise operating capital.                                                                                                                                                                                                                                                                                                          | ✓ |   |
| <b>Action 5.A.3.a.</b> Use voluntary purchase or consider amending the developments credit program to resemble a more typical transfer of development rights program to limit intrusion of residential development in agricultural lands.                                                                                                                                                                                                                                                         | ✓ |   |
| <b>Action 5.A.3.b.</b> Support property and estate tax relief measures that assess long-term agriculture at farm use value.                                                                                                                                                                                                                                                                                                                                                                       | ✓ |   |

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| <b>Action 5.A.3.c.</b> Support the use and expansion of Williamson Act contracts over County-designated agricultural lands.                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓ |   |
| <b>Action 5.A.3.d.</b> Support agricultural conservation easements and working lands programs by entities such as the Eastern Sierra Land Trust and NRCS.                                                                                                                                                                                                                                                                                                                                                                                            | ✓ |   |
| <b>Policy 5.A.4.</b> Provide for the raising, harvesting and production of fish in the same manner as the harvesting and production of agricultural products.                                                                                                                                                                                                                                                                                                                                                                                        | ✓ |   |
| <b>Action 5.A.4.a.</b> Allow aquaculture and its related facilities and activities in all agricultural areas.                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓ |   |
| <b>Policy 5.A.5.</b> Consider establishing a countywide standing agricultural committee to address issues affecting agricultural landowners in the county, including range management. The committee should be integrated with the County's existing regional and community planning advisory committees                                                                                                                                                                                                                                             | ✓ |   |
| <b>Objective 5.B. Mitigate conflicts between agricultural and non-agricultural uses in designated agricultural areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |   |   |
| <b>Policy 5.B.1.</b> Limit land uses within viable agricultural areas to those that are compatible with agricultural uses.                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓ |   |
| <b>Action 5.B.1.a.</b> Maintain, in those agricultural land use categories where small parcels may be permitted, the largest land area for agricultural use. Limit the number of clustered lots in any one area to avoid the potential conflicts associated with residential intrusion.                                                                                                                                                                                                                                                              | ✓ |   |
| <b>Action 5.B.1.b.</b> Where clustered subdivision is permitted, separate clusters on one site from those on another site unless it is clearly demonstrated that the resulting lots will not create the appearance of, or conflicts associated with, residential intrusion. Any subdivision that proposes to cluster parcels of 10 acres or less, shall locate those lots around existing residences on the parcel being subdivided. The intent of this policy is to minimize the impact of residential parcels on adjacent agricultural operations. | ✓ | ✓ |
| <b>Action 5.B.1.c.</b> Wherever practical, where clustered subdivision is permitted, use natural features such as ridge tops, creeks, and substantial tree stands to separate the small parcels from the farming areas.                                                                                                                                                                                                                                                                                                                              | ✓ |   |
| <b>Action 5.B.1.d.</b> Where clustered subdivision is permitted, to the extent allowed by law, place an agricultural easement in perpetuity, or other appropriate mechanism, on the residual farming parcel(s) at the time that the subdivision occurs. The easement shall be conveyed to the County or other appropriate nonprofit organizations.                                                                                                                                                                                                   | ✓ |   |

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| <b>Policy 5.B.2.</b> The primary use of any parcel within an agricultural land use category shall be agricultural production and related processing, support services and visitor-serving services. Residential uses in these areas shall recognize that the primary use of the land may create agricultural "nuisance" situations such as flies, noise, odors, and spraying of chemicals. | ✓ |   |
| <b>Action 5.B.2.a.</b> Facilitate agricultural production by permitting limited agricultural support service uses that support local agricultural activities and are not harmful to the long-term agricultural use in the area.                                                                                                                                                            | ✓ |   |
| <b>Policy 5.B.3.</b> Ensure access to irrigation facilities.                                                                                                                                                                                                                                                                                                                               | ✓ |   |
| <b>Action 5.B.3.a.</b> As a condition of approval for subdivisions and other applicable development projects, require easements or other appropriate mechanisms to ensure access to irrigation facilities.                                                                                                                                                                                 | ✓ |   |
| <b>Action 5.B.3.b.</b> Amend the subdivision ordinance to include measures for the protection of access to irrigation facilities by applicable entities.                                                                                                                                                                                                                                   | ✓ |   |
| <b>Objective 5.C. Promote sound management practices to preserve and enhance the economic and open-space values of the land, as well as natural resources, water resources and other public trust values, and sequester carbon</b>                                                                                                                                                         |   |   |
| <b>Policy 5.C.1.</b> Determine the environmental impacts associated with grazing activities in the Long Valley Caldera and on other private lands and LADWP lands in the county.                                                                                                                                                                                                           | ✓ |   |
| <b>Action 5.C.1.a.</b> Provide input to LRWQCB's investigation of grazing impacts on Crowley Lake.                                                                                                                                                                                                                                                                                         | ✓ |   |
| <b>Action 5.C.1.b.</b> Consider designating sensitive portions of the Long Valley Caldera and other appropriate areas in Mono County for Natural Habitat Protection; restrict or prohibit grazing in areas so designated.                                                                                                                                                                  | ✓ | ✓ |
| <b>Action 5.C.1.c.</b> Promote the restoration of private lands degraded by grazing.                                                                                                                                                                                                                                                                                                       | ✓ |   |
| <b>Action 5.C.1.d.</b> Encourage use of federal land management agency procedures for grazing management practices on private and LADWP lands.                                                                                                                                                                                                                                             | ✓ |   |
| <b>Action 5.C.1.e.</b> Consider cooperative management, monetary assistance by the County and/or public purchase in areas where it is determined that grazing conflicts with fishery uses.                                                                                                                                                                                                 | ✓ |   |
| <b>Action 5.C.1.f.</b> Work with the LADWP to maintain high-quality sage grouse habitat in Long Valley, including habitat resulting from grazing and irrigation practices.                                                                                                                                                                                                                 | ✓ |   |
| <b>Action 5.C.1.g.</b> Promote grazing practices that enhance or are compatible with wildlife habitat values, such as wildlife escape ramps from watering                                                                                                                                                                                                                                  | ✓ |   |

|                                                                                                                                                                                                                                                                 |   |   |
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| troughs, wildlife friendly fencing (see Biological Resources policies), adhering to vegetation utilization standards applicable to public lands, and other appropriate measures.                                                                                |   |   |
| <b>Policy 5.C.2.</b> Support optimal agricultural practices.                                                                                                                                                                                                    | ✓ |   |
| <b>Action 5.C.2.a.</b> To the extent feasible, purchase locally grown food for County events and purposes.                                                                                                                                                      | ✓ |   |
| <b>Action 5.C.2.b.</b> Encourage community gardens and farmers markets to support the availability of healthy, locally grown produce.                                                                                                                           | ✓ |   |
| <b>Action 5.C.2.c.</b> Promote conservation tillage and other agricultural practices to retain carbon fixed in soils.                                                                                                                                           | ✓ |   |
| <b>Action 5.C.2.d.</b> Provide financial or other incentives for low-income residents to purchase fresh produce at farmers markets.                                                                                                                             | ✓ |   |
| <b>Action 5.C.2.e.</b> Offer incentives (e.g., development credits, support for the Williamson Act) to promote the preservation of farmland, open space, and sensitive lands.                                                                                   | ✓ | ✓ |
| <b>Action 5.C.2.f.</b> Support the Great Basin Unified Air Pollution Control Districts standards for the burning of agricultural residue.                                                                                                                       | ✓ |   |
| <b>Action 5.C.2.g.</b> Encourage best practices in fertilizer and pesticide use.                                                                                                                                                                                | ✓ | ✓ |
| <b>Action 5.C.2.h.</b> Research carbon sequestration programs on agricultural lands.                                                                                                                                                                            | ✓ |   |
| <b>Action 5.C.2.i.</b> Recognize and support the LRWQCB, Sierra Business Council and UC Davis incentives for ranchers to install and monitor the efficacy of grazing management practices in an effort to protect and improve water quality.                    | ✓ | ✓ |
| <b>GOAL 6. Allow timber harvesting and fuelwood cutting on private lands consistent with the maintenance of recreational, scenic, and natural resource values.</b>                                                                                              |   |   |
| <b>Objective 6.A. Regulate timber harvesting and fuelwood cutting on private and LADWP lands.</b>                                                                                                                                                               |   |   |
| <b>Policy 6.A.1.</b> During the permit review process, require compliance with Cal Fire’s timber harvesting regulations for private lands.                                                                                                                      |   | ✓ |
| <b>Policy 6.A.2.</b> Require the removal of all non-native trees from wetlands, riparian corridors, and adjacent upland buffers, except large roadside and fencerow trees (typically exceeding 24 inches in diameter) due to their value as aesthetic resources |   | ✓ |
| <b>Objective 6.B. Ensure a healthy forest resource.</b>                                                                                                                                                                                                         |   |   |

|                                                                                                                                                                                                                                                              |  |   |
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| <b>Policy 6.B.1.</b> Work with Cal Fire and federal land management agencies to minimize the impacts of new development on forest resources.                                                                                                                 |  | ✓ |
| <b>Action 6.B.1.a.</b> Limit the size of new forest openings, including roadways.                                                                                                                                                                            |  | ✓ |
| <b>Action 6.B.1.b.</b> Discourage disturbance or removal of forest litter, to maintain the natural catchment and cycling of nutrients.                                                                                                                       |  | ✓ |
| <b>Policy 6.B.2.</b> Encourage fuel reduction and other management treatments to improve forest health, such as reduced catastrophic fire potential, invasive species management, and reduced disease and insect outbreaks.                                  |  | ✓ |
| <b>Action 6.B.2.a.</b> Support the development of a market to utilize biomass from these types of forest health projects.                                                                                                                                    |  | ✓ |
| <b>Action 6.B.2.b.</b> Promote provisions to remove all non-native trees from wetlands, riparian corridors, and adjacent upland buffers as part of the project, except large roadside and fencerow trees.                                                    |  | ✓ |
| <b>→ Additional policies and actions that would minimize impacts to agricultural and forest resources can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 1.G, 4.B, 6.A, 9.H, 10.D, 10.E, 11.C, 22.C, 23.E, and 28.A.</b> |  |   |

Table 4.13-10 below lists all applicable policies and actions to minimize impacts associated with utilities and services, and identifies with a checkmark (✓) those policies and actions that will minimize the potential impacts on services and utilities associated with implementation of the *Draft RTP/General Plan Update* and related planning initiatives.

| <b>TABLE 4.13-10. MITIGATING GOALS, POLICIES &amp; ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES</b>                                                                                                                                                                    |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
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| <b>PROPOSED GOALS, OBJECTIVES, POLICIES AND ACTIONS THAT MITIGATE ADVERSE PROJECT IMPACTS</b>                                                                                                                                                                           | <b>ENVIRONMENTAL IMPACTS</b>                                                                                                                                                                                                                            |                                                                                                |                                                                                                                                                         |
|                                                                                                                                                                                                                                                                         | <b>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</b> | <b>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</b> | <b>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</b> |
| <b>GOAL 2: Facilitate the distribution of the best broadband service possible, to as many users within community areas and key transportation corridors as possible, in a timely and cost- effective manner that minimizes impacts to visual and natural resources.</b> |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <b>Objective 1.A. Work with providers to deliver the best service possible to Mono County residents, businesses, and visitors.</b>                                                                                                                                      |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <b>Policy 1.A.1.</b> Providers shall develop new infrastructure projects using the best available technology that meets or exceeds current industry standards and is consistent with Goal 2.                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <b>Action 1.A.1.a.</b> Providers shall meet or exceed standards set by the California Advanced Services Fund (CASF) for “Served” communities.                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <b>Action 1.A.1.b.</b> Encourage new infrastructure projects to use high-capacity wireline solutions (such as Fiber-to-the-Premise). Providers should demonstrate a justification for alternative technologies requirements when wireline is impractical.               | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <b>Policy 1.A.2.</b> Providers shall develop and deliver services that improve accessibility to high-quality broadband while protecting consumers and ensuring fair and equal access to those utilizing services within the county.                                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <b>Action 1.A.2.a.</b> Ensure Internet Service Providers (ISPs) possess a current business license, and be current on all applicable franchise licenses, taxes, and fee payments.                                                                                       | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <b>Action 1.A.2.b.</b> ISPs shall furnish and uphold Customer Service Standards that provide privacy protection, clear service & billing procedures, reliability, or a similar service level agreement, and means by which to contest service.                          | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <b>Action 1.A.2.c.</b> The County should work with providers to establish and maintain consumer awareness information and materials. Periodically review and publish                                                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                        | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                                                     |                                                                                                |                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                     | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p>information on local providers based on service standards, including but not limited to coverage area, speeds, etc.</p>                                                                                                                                          |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Objective 1.B. Deploy broadband to as many community areas and key transportation corridors as possible, and pursue additional providers to increase competition and improve quality of service</b></p>                                                       |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 1.B.1.</b> Work with providers and other entities to develop projects that deliver broadband service to all communities.</p>                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.1.a.</b> Establish and maintain a list of high-priority communities that can be referred to when providers are looking to build new projects.</p>                                                                                                  | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.1.b.</b> Actively seek out providers and other reasonable alternatives to establish broadband service in unserved communities throughout the county.</p>                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.1.c.</b> Coordinate and work with Eastern Sierra Connect Regional Broadband Consortium (ESCRBC) and other entities to locate funding for providers interested in building projects in “unserved” and “underserved” communities.</p>                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.1.d.</b> Pursue additional providers or other reasonable alternatives to improve the quality of service, competition, and reliability in communities throughout the county.</p>                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.1.e.</b> Look for opportunities to establish access to broadband in other rural or outlying areas for the purpose of enhancing health &amp; safety or economic development purposes where traditional approaches or solutions are impractical.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 1.B.2.</b> Establish free WiFi in public spaces including County buildings, parks, community centers, and in commercial corridors in community areas.</p>                                                                                              | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.2.a.</b> Provide free WiFi for public use in County offices and facilities.</p>                                                                                                                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.2.b.</b> Work with service providers to establish free WiFi in commercial corridors and other public areas to support and promote local businesses.</p>                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 1.B.2.c.</b> Limit speeds on public WiFi networks so as not to compete with residential or business connections offered by local service providers.</p>                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                 | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                          | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>GOAL 2: Ensure deployment and implementation minimizes impacts to visual and natural resources. Provide development standards for communication infrastructure located throughout the county.</b></p>                                                                                              |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Objective 2.A. Minimize the impact on the environment and scenic resources of communications projects and infrastructure</b></p>                                                                                                                                                                   |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 2.A.1.</b> Providers shall utilize distribution practices that cause the least amount of long-term/significant environmental and visual impacts, including the use of design and screening tactics (also see Mono County Design Guidelines).</p>                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.A.1.a.</b> Projects shall comply with requirements in Chapter 11, Section 11.010, of the Land Use Element.</p>                                                                                                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.A.1.b.</b> To support utilization of existing infrastructure and co-location, the County should maintain a database of existing communications infrastructure that can be referenced when evaluating projects and prior to permitting, and that is available to providers.</p>            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.A.1.c.</b> Encourage placement of towers outside community areas.</p>                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 2.A.2.</b> Underground existing overhead infrastructure when possible.</p>                                                                                                                                                                                                                  | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.A.2.a.</b> Seek and utilize Rule 20, grant funds, public-private partnerships, or other creative funding opportunities, such as loans or mortgages, to underground infrastructure.</p>                                                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.A.2.b.</b> Utilize a community-based public planning process to help identify and prioritize future undergrounding projects; review area plans for existing community direction.</p>                                                                                                      | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.A.2.c.</b> Establish an inventory and set of priorities for each community for future undergrounding projects based on areas of high preference or priority, as driven by public safety, reliability, community benefit (commercial cores, downtowns, etc.), or visual blight issues.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |



**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                               | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                        | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Action 2.A.2.d.</b> Maintain an inventory of all underground districts and past funded projects in the county.</p>                                                                                                                                               | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 2.A.3.</b> Utilize existing permit-review procedures, such as the Land Development Technical Advisory Committee, to ensure project compliance and engage interested County departments, including Information Technology (IT), and other stakeholders</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 2.B. Develop and manage underground infrastructure as “basic infrastructure” that adheres to standards, is available for public use, and is managed as an asset in line with other public property</b></p>                                             |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 2.B.1.</b> Underground infrastructure shall be installed in accordance with standards specified in Ch. 11, 11.010, regarding placement, material, and method, and should adhere to other best practices.</p>                                              | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.B.1.a.</b> Conduit in public streets should be placed a minimum depth of 3’.</p>                                                                                                                                                                        | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.B.1.b.</b> Conduit installed for the purposes of Middle-Mile or long-haul routes, or that is installed in major streets or arterials, should be the equivalent minimum of 4" in diameter.</p>                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.B.1.c.</b> Conduit installed for the purposes of Last-Mile or distribution routes should be a minimum of 1½" in diameter.</p>                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.B.1.d.</b> Conduit should be installed at the intersection of streets that is the equivalent of at least 4" in diameter and made accessible via vaults or similar appropriate means.</p>                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.B.1.e.</b> Encourage the use of micro duct or similar technology in conduit installations so as to segregate providers.</p>                                                                                                                             | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 2.B.1.f.</b> A reasonable amount of space shall be retained by the owner of the underground infrastructure for the purpose of potential future use.</p>                                                                                                   | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                          | ENVIRONMENTAL IMPACTS                                                                                                                                                                                                                        |                                                                                         |                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                       | 4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools & other public facilities, services, utilities? | 4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy? | 4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations. |
| <b>Action 3.B.1.g.</b> Allow developers who install conduit to recover their costs through renting or leasing space in conduit at a fair and competitive price until the point that the cost of installation is paid off.                             | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>GOAL 3: Plan for the improvement and expansion of the communications infrastructure network by seeking cost-effective and efficient solutions.</b>                                                                                                 |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Objective 3.A. Utilize County property and rights of way, or other public spaces and resources, for communication sites or infrastructure</b>                                                                                                      |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Policy 3.A.1.</b> The County shall provide sites or space for communication facilities, including cabinet structures, pedestals, antennas, etc. where appropriate and feasible.                                                                    | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.1.a.</b> Develop and maintain an inventory of viable sites, permissible uses, associated costs, power and backhaul access, and other relevant information on County property and rights of way.                                         | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.1.b.</b> Consolidate and co-locate facilities on County property or rights-of-way without interfering with County infrastructure, and design new facilities and projects taking into consideration future communication infrastructure. | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.1.c.</b> Review locations of Digital 395 Fiber Access Points (FAPs) within County rights of way and determine how providers may utilize or access FAP and install necessary infrastructure in right of way.                             | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 3.A.2.</b> Projects conducted on County property, including rights of way, shall follow a 'Dig Once' objective.                                                                                                                             | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.2.a.</b> Install conduit in public streets during construction/re-construction for future communications infrastructure use.                                                                                                            | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.2.b.</b> Accommodate construction of conduit laterals leading to private property for potential future use.                                                                                                                             | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 3.A.3.</b> Interested parties shall be notified of any opportunity for installing additional conduit or infrastructure in open trenches in County right of way.                                                                             | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                                      | ENVIRONMENTAL IMPACTS                                                                                                                                                                                                                        |                                                                                         |                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                   | 4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools & other public facilities, services, utilities? | 4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy? | 4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations. |
| <b>Action 3.A.3.a.</b> Look for opportunities to place new conduit through joint utility trenches.                                                                                                                                                                                                | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.3.b.</b> Require formal notification of utilities and interested parties of a joint trench opportunity prior to issuance of permit for construction work.                                                                                                                           | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.3.c.</b> Require installation of secondary or tertiary conduit whenever new conduit is being installed in public rights of way to accommodate future use/growth.                                                                                                                    | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 3.A.4.</b> Underground infrastructure in County rights-of-way shall be accessible and remain available for use by qualified providers.                                                                                                                                                  | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.4.a.</b> Accept offers of dedication for underground infrastructure from private developers and maintain conduit in the public's interest.                                                                                                                                          | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.4.b.</b> Work with special districts, quasi-public entities, or third-party companies and vendors for long-term ownership or management of underground conduit, so long as the infrastructure remains available to the public at a fair price and in an open and competitive manner | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 3.A.5.</b> Leverage existing broadband infrastructure, including Digital 395, before constructing new infrastructure.                                                                                                                                                                   | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.5.a.</b> Lease existing bandwidth, dark fiber, or conduit space from California Broadband Cooperative when network routes parallel Digital 395 infrastructure.                                                                                                                      | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 3.A.6.</b> Collaborate with public land managers and other agencies to provide infrastructure locations consistent with Mono County's policies and regulations.                                                                                                                         | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.6.a.</b> Encourage use of public land for site location and pursue opportunities with federal agencies, special districts, or local agencies.                                                                                                                                       | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 3.A.6.b.</b> Work with land management agencies to ensure knowledge and understanding of future development plans, General Plan policies and guidelines, and find opportunities to synchronize policies and objectives between entities.                                                | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Objective 3.B. Design communication infrastructure</b>                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                      | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                               | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>for future use into County projects.</b></p>                                                                                                                                                                                                            |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 3.B.1.</b> Communication projects shall be added to the county Comprehensive Capital Facilities Plan for consideration through the established process for prioritization and funding.</p>                                                       | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.B.2.</b> The County shall consider communications conduit as a standard aspect of a street and shall take advantage of opportunities to install infrastructure when appropriate.</p>                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.B.2.a.</b> Conduit shall be incorporated in the design and cost estimate phases of new street, sidewalk, or other related transportation projects.</p>                                                                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.B.2.b.</b> Establish dedicated revenue account(s) to be funded through leases or rents of County property for communications infrastructure, and to be made available for future conduit development and maintenance projects.</p>             | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.B.2.c.</b> When funding is not available for conduit, look for alternative sources including grants, special districts, public-private partnerships, private funding, or improvement district(s) in advance of actual construction effort.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 3.C. Evaluate opportunities and establish a plan for future communications infrastructure needs and development opportunities.</b></p>                                                                                                        |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 3.C.1.</b> Utilize existing committees, such as the Collaborative Planning Team, to coordinate and review communication development projects in neighboring jurisdictions or with a regional perspective.</p>                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.C.1.a.</b> Work to develop a common set of standards and protocols for permitting, design, etc. that ensure consistency for providers and ensure the best delivery of service to our constituents.</p>                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.C.1.b.</b> Evaluate Capital Improvement Plans (CIPs) for potential integration of broadband/communication projects.</p>                                                                                                                        | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.C.2.</b> Work with the private sector to identify future projects.</p>                                                                                                                                                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                       | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Action 3.C.2.a.</b> Work with cellular providers and third-party tower developers to gain an understanding of future development intentions.</p>                                                                                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 3.D. Develop and maintain a comprehensive inventory of communications, and related infrastructure for planning purposes.</b></p>                                                                                                               |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 3.D.1.</b> The County shall establish and maintain a GIS database containing information and data on existing infrastructure (basic infrastructure information is also located in the MEA).</p>                                                   | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.D.1.a.</b> Develop and maintain an inventory of communication infrastructure, capacity, and relevant characteristics for underground conduit, cell tower sites and other facilities, with a focus on County properties &amp; rights of way.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.D.1.b.</b> Develop and maintain a list of priority “unserved” and “underserved” areas throughout Mono County in need of broadband and engage Last-Mile Providers with the intent of developing projects in those areas.</p>                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.D.1.c.</b> Develop and maintain an inventory of cell phone coverage gaps, shadow areas, and potential locations (if identified).</p>                                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.D.1.d.</b> Catalog potential projects and future development plans in a GIS database for internal reference purposes and planning efforts.</p>                                                                                                  | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.D.1.e.</b> Acquire maps, data, and other relevant information from special districts and service districts throughout the county that provide service to local residents.</p>                                                                   | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.D.1.f.</b> Inventory and develop a publicly accessible dataset that contains the best known locations for infrastructure that may be used by future providers, as well as public sites anticipated to be problematic.</p>                       | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 3.E. Improve and expand the communications network to meet critical public needs, improve government services, and support vibrant communities and local economies.</b></p>                                                                    |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                            | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                     | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Policy 3.E.1.</b> Leverage Digital 395 and other broadband and communications resources to improve public safety.</p>                                                                                                                                                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.1.a.</b> Implement an Emergency Services Network using Digital 395 that connects the satellite facilities of emergency services personnel within Mono County, as well as surrounding jurisdictions with the intent of improving the exchange of information among all parties.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.1.b.</b> Utilize the Emergency Services Network to improve Enhanced 911 services by coordinating information shared between dispatch and responders.</p>                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.E.2.</b> Improve cellular coverage area and establish redundant communications in communities.</p>                                                                                                                                                                                   | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.2.a.</b> Direct future providers to key transportation corridors and community areas without cellular service due to coverage gaps or shadow areas. (See Action 3.D.1.c.)</p>                                                                                                      | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.E.3.</b> Utilize Digital 395 and technology as a whole to improve government accountability and accessibility, improve efficiency, and reduce environmental and fiscal impacts.</p>                                                                                                  | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.3.a.</b> Develop and/or promote use of video conferencing, virtual meetings, a ride-share program, and other methods to reduce trips between County offices and to non-county locations.</p>                                                                                       | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.3.b.</b> Budget for, install, and make available video conferencing equipment at County locations, such as community centers, libraries, and satellite offices.</p>                                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.3.c.</b> Utilize mobile data terminals or other similar computing devices to provide service to customers in the field.</p>                                                                                                                                                        | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.3.d.</b> Explore and utilize paperless approaches for meetings, public information, and publication of reports, etc.</p>                                                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                           | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                    | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Action 3.E.3.e.</b> Develop policies and guidelines for County staff to work remotely or telecommute when appropriate.</p>                                                                                                                                   | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.3.f.</b> Utilize the Internet, including websites, emails, and other similar communication vehicles to disseminate information to constituents and the general public.</p>                                                                        | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.3.g.</b> Provide access to public meetings via the Internet, "Public, Education, and Government (PEG) Access Channels", or other similar communication vehicles.</p>                                                                              | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.E.4.</b> Develop a Mono County broadband economic development strategy.</p>                                                                                                                                                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.4.a.</b> Develop information and products including marketing collateral, white papers, case studies, and other relevant materials that can assist with the promotion of technology-focused business in Mono County.</p>                          | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.4.b.</b> Develop a strategic outreach and marketing plan utilizing the developed materials and targeting technology-focused businesses.</p>                                                                                                       | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.4.c.</b> Promote telecommuting as a viable method allowing visitors to stay in the region longer and work remotely, and attract new permanent residents to relocate to the area and work from Mono County.</p>                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.4.d.</b> Promote workforce development and educational opportunities to train local residents and stakeholders about benefits and uses of technology, focused on the expansion of existing business and development of new business ventures.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.4.e.</b> Utilize the broadband network to attract new businesses and promote business development.</p>                                                                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.E.5.</b> Perform a business opportunity analysis study.</p>                                                                                                                                                                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.5.a.</b> Evaluate locations in the county that would be viable for various types and sizes of new technology businesses.</p>                                                                                                                      | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.5.b.</b> Evaluate issues, opportunities, and constraints pertaining to business development in various locations of the county.</p>                                                                                                               | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                       | <p><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                                                     |                                                                                                |                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                    | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Action 3.E.5.c.</b> Consider changes to policies that may hinder or otherwise complicate development of technology or green business development, including waiving of permit or licensing fees.</p>                                         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.E.5.d.</b> Evaluate broadband adoption and digital literacy programs and initiatives to support business retention and expansion</p>                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 3.F. Build support and funding for improving and expanding the communication infrastructure system through collaboration.</b></p>                                                                                                  |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 3.F.1.</b> Support programs and initiatives that improve broadband adoption and digital literacy.</p>                                                                                                                                 | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.F.1.a.</b> Work with regional broadband consortia, state and national initiatives, and local service providers to offer broadband to low-income, at-risk, and under-/unserved populations.</p>                                      | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.F.2.</b> Leverage and support the California Broadband Cooperative, Eastern Sierra Connect Regional Broadband Consortium, and other similar not-for-profit broadband organizations to help achieve County goals and objectives.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.F.2.a.</b> Maintain a County seat on the Eastern Sierra Connect Regional Broadband Consortium and maintain the County's interest in regional broadband development and adoption programs.</p>                                       | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 3.F.2.b.</b> Appoint a non-elected representative to the Board of Directors for the California Broadband Cooperative.</p>                                                                                                             | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 3.F.3.</b> Seek grants and other funding opportunities for communication infrastructure projects consistent with these General Plan policies.</p>                                                                                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>GOAL 4: Develop and maintain County facilities and infrastructure meeting the needs of employees, communities, and the public.</b></p>                                                                                                       |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Objective 4.A. Develop a system to inventory potential County facilities projects and select projects for implementation.</b></p>                                                                                                            |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |



**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                         | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                  | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Policy 4.A.1.</b> A county Comprehensive Facilities Plan (CCFP) shall be developed to inventory potential projects.</p>                                                                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.1.a.</b> The CCFP shall contain capital improvement and maintenance projects, with provisions for addressing emergency projects.</p>                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.1.b.</b> Transportation projects identified by the Local Transportation Commission and in the RTP shall be included in the CCFP.</p>                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.1.c.</b> All proposed projects with sufficient information shall be added to the CCFP for future implementation consideration (see the "Public Works Project Approval Policy").</p>                                             | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.A.2.</b> The "Public Works Project Approval Policy" shall be applied to select CCFP projects for implementation using approved criteria to ensure limited resources are utilized for the highest-priority projects.</p>           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.2.a.</b> Projects not selected shall remain in the CCFP for future consideration.</p>                                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.2.b.</b> The highest-priority capital facilities projects, including transportation projects, should be incorporated into a multi-year CIP that includes funding allocations to respond to long-range infrastructure needs.</p> | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.A.3.</b> Address the need for accessibility compliant with the Americans with Disabilities Act (ADA) through the County's multi-departmental ADA Task Force.</p>                                                                  | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.3.a.</b> Participate in ADA Task Force meetings and the development of projects.</p>                                                                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Action 4.A.3.b.</b> ADA projects shall be added to the CCFP and subject to the selection process.</p>                                                                                                                                      | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.A.3.</b> Seek funding sources such as grants, public-private partnerships, cooperative agreements, etc. to implement projects in the CCFP.</p>                                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                           | ENVIRONMENTAL IMPACTS                                                                                                                                                                                                                        |                                                                                         |                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                        | 4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools & other public facilities, services, utilities? | 4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy? | 4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations. |
| <b>Policy 4.A.4.</b> Reduce energy use in existing and new County facilities pursuant to policies in the Conservation/Open Space Element                               | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Objective 4.B. Ensure the provision of adequate and convenient public services by the County and local community providers such as special districts.</b>           |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Policy 4.B.1.</b> Provide geographically convenient County service centers in Bridgeport and Mammoth Lakes.                                                         | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 4.B.2.</b> Collaborate with special districts and other entities to provide efficient joint use of public facilities.                                        | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 4.B.3.</b> Pursue joint projects with agencies to leverage funding opportunities, such as forest highway upgrades.                                           | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 4.B.4.</b> Pursue extension of communication infrastructure to unserved communities consistent with the Communication policies in this General Plan element. | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 4.B.5.</b> Work with special districts to meet community infrastructure needs such as water, sewer, fire protection, etc.                                    | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 4.B.5.a.</b> Focus community services infrastructure in existing communities consistent with countywide policies in the Land Use Element.                    | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Action 5.B.4.b.</b> Review community area policies, the Conservation/Open Space policies, and Safety Element policies for specific needs by community or service.   | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>Policy 4.B.6.</b> As needed, review and ensure consistency with the LAFCO sphere of influence recommendations and MSRs to pursue efficient delivery of services.    | ✓                                                                                                                                                                                                                                            | ✓                                                                                       |                                                                                                                                                  |
| <b>GOAL 12: Reduce generation of waste within the county.</b>                                                                                                          |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Objective 12.A. Reduce waste deposited in the county's landfills.</b>                                                                                               |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Policy 12.A.1.</b> Increase composting and recycling programs, and reduce waste generation, throughout the county.                                                  |                                                                                                                                                                                                                                              |                                                                                         | ✓                                                                                                                                                |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Action 12.A.1.a.</b> Identify and encourage reducing, reusing, and recycling opportunities for construction and demolition waste.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.1.b.</b> Establish a program to use the maximum amount of organic waste possible generated within the county to produce compost for use in parks and landscaping.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.1.c.</b> Increase opportunities for e-waste and hazardous materials collection and recycling.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.1.d.</b> Evaluate current recycling infrastructure relative to future needs and anticipated waste generation. Provide incentives for new recycling infrastructure facilities in the county.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.1.e.</b> Encourage the installation of recycling receptacles and containers at multi-family housing developments</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.1.f.</b> Explore measures to reduce waste from commercial operations, such as banning single-use bags and polystyrene containers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Policy 12.A.2.</b> Promote a standard of reduce, reuse, and recycle within County government operations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.2.a.</b> Provide County staff with information on recycling items such as ink cartridges, toner, batteries, and light bulbs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |
| <p><b>Action 12.A.2.b.</b> Encourage paper use reduction through activities such as: promoting a “think before you print” campaign; reducing margins and logos on County templates, letterhead, and memos; setting printer default options to print double-sided pages; using computer software that removes blank pages and images from documents; using “e-copy” machines that allow users to scan and distribute documents via e-mail; uploading bid documents using online resources; requiring fewer or smaller-sized copies of project plans or submittals, and allowing digital submittals; using electronic devices for agendas and notes at public meetings.</p> |                                                                                                                                                                                                                                                         |                                                                                                | ✓                                                                                                                                                       |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| PROPOSED GOALS, OBJECTIVES,<br>POLICIES AND ACTIONS THAT MITIGATE<br>ADVERSE PROJECT IMPACTS                                                                                                                                                                                | ENVIRONMENTAL IMPACTS                                                                                                                                                                                                                        |                                                                                         |                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                             | 4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools & other public facilities, services, utilities? | 4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy? | 4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations. |
| <b>Action 12.A.2.c.</b> Review and implement the adopted procurement policy to establish purchasing standards for climate-friendly products.                                                                                                                                |                                                                                                                                                                                                                                              |                                                                                         | ✓                                                                                                                                                |
| <b>Policy 12.A.3.</b> Partner with other agencies, such as the Town of Mammoth Lakes, on green procurement, waste reduction, and recycling activities.                                                                                                                      |                                                                                                                                                                                                                                              |                                                                                         | ✓                                                                                                                                                |
| <b>Objective 12.B. Reduce greenhouse gas emissions from County solid waste operations.</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Policy 12.B.1</b> Reduce or off-set methane generation from county landfills.                                                                                                                                                                                            |                                                                                                                                                                                                                                              |                                                                                         | ✓                                                                                                                                                |
| <b>Action 12.B.1.a.</b> Investigate new technologies available to capture methane at county landfills.                                                                                                                                                                      |                                                                                                                                                                                                                                              |                                                                                         | ✓                                                                                                                                                |
| <b>Action 12.B.1.b.</b> Identify opportunities to install renewable energy systems at county landfills.                                                                                                                                                                     |                                                                                                                                                                                                                                              |                                                                                         | ✓                                                                                                                                                |
| <b>GOAL 3: Plan and implement a resource-efficient transportation and circulation system that supports sustainable development in Mono County.</b>                                                                                                                          |                                                                                                                                                                                                                                              |                                                                                         |                                                                                                                                                  |
| <b>Policy 3.A.</b> Reduce GHG emissions through local land use and development decisions, and collaborate with local, state, and regional organizations to promote sustainable development                                                                                  | ✓                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                                                                                                |
| <b>Objective 3.A.1.</b> Work with the Town of Mammoth Lakes to identify and address existing and potential regional sources of GHG emissions. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.                                                     | ✓                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                                                                                                |
| <b>Objective 3.A.2.</b> Analyze impacts of development projects on safety and involve emergency responders and public safety staff early and consistently in development of growth plans. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.         | ✓                                                                                                                                                                                                                                            |                                                                                         |                                                                                                                                                  |
| <b>Objective 3.A.3.</b> Collaborate with the Town of Mammoth Lakes, and regional and state agencies to share land use and community design-related information. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at time of project approval. | ✓                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                                                                                                |
| <b>Objective 3.A.4.</b> Continue to involve a diverse group of stakeholders through the RPACs and the Collaborative Planning Team (agency-based), in planning processes to ensure County                                                                                    | ✓                                                                                                                                                                                                                                            | ✓                                                                                       | ✓                                                                                                                                                |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                         | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                                                                  | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p>planning decisions represent community and stakeholder interests. <b>Time frame:</b> Ongoing over the 20-year time frame of this plan; implement at time of project approval.</p>                                                                                                                             |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>GOAL 4: Improve connectivity and efficiency of resident and employee transportation in the county</b></p>                                                                                                                                                                                                  |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 4.A.</b> Provide for viable alternatives to travel in single-occupancy vehicles.</p>                                                                                                                                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.1.</b> Work with major employers to offer voluntary incentives and services that increase the use of alternative forms of transportation, particularly transit serving visitors and visitor-serving employees. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p> |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.2.</b> Provide bicycle access to transit services along transit corridors and other routes that may attract bicyclists, such as routes providing access to visitor-serving locations. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                          |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.3.</b> Develop a ridesharing program that utilizes a website and/or mobile technology to connect potential carpoolers. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                         |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.4.</b> Update and implement a countywide Bicycle Transportation Plan to guide bikeway policies and implement development standards to make bicycling safer, more convenient, and enjoyable. <b>Time frame:</b> Within the 10-year short-term plan time frame.</p>                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.5.</b> Identify opportunities to offer bicycle-sharing programs in the community. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                              |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.6.</b> Encourage the installation of bicycle racks, showers and/or other amenities as part of new commercial and institutional development projects to promote bicycle use by new employees/residents. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>         | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.A.7.</b> Support the development of a ridesharing program that utilizes a website and/or mobile technology to connect potential carpoolers. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                      |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.B.</b> Improve the efficiency of County fleet operations.</p>                                                                                                                                                                                                                                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              | ✓                                                                                                                                                       |
| <p><b>Policy 4.A.</b> Reduce VMT from employee commutes and County operations.</p>                                                                                                                                                                                                                               | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              | ✓                                                                                                                                                       |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                           | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                    | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Objective 4.C.1.</b> Implement a flexible work schedule for County employees incorporating telecommuting and modified schedules, and continue to provide for videoconferencing and remote meeting attendance. <b>Time frame:</b> Within the 10-year short-term plan time frame.</p>                                                                                                          |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.C.2.</b> Offer County employees incentives to use alternatives to single-occupant auto commuting, such as parking cash-out, flexible schedules, transit incentives, bicycle facilities, bicycle-sharing programs, ridesharing services and subsidies, locker/shower facilities, and telecommuting. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p> |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.C.3.</b> Offer employees incentives to purchase fuel-efficient or alternative-fuel vehicles. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.C.4.</b> Construct bicycle stations for employees that include bicycle storage, showers, and bicycle repair space. <b>Time frame:</b> Within the 10-year short-term plan timeframe.</p>                                                                                                                                                                                          |                                                                                                                                                                                                                                                         | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.C.5.</b> Consolidate offices that community members often visit at the same time (such as building, planning, and environmental health permitting). <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.C.6.</b> Continue to utilize a crew-based maintenance plan instead of individual assignments, to create a "carpool effect" that lowers the annual miles traveled for maintenance staff. <b>Time frame:</b> Within the 10-year short-term plan time frame.</p>                                                                                                                    | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.D.</b> Encourage the use of alternative fuels in County operations and throughout the community</p>                                                                                                                                                                                                                                                                                 | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              | ✓                                                                                                                                                       |
| <p><b>Objective 4.D.1.</b> Develop permitting standards for installation of electric vehicle charging stations at residential and commercial buildings. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                              | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.D.2.</b> Consider installation of electric vehicle charging stations at public facilities, such as at parking lots and airports, for community use. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.D.3.</b> Streamline the permitting process for installing home or business electric vehicle charging stations. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                                                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.D.4.</b> Work with electrical providers (SCE and Liberty Utilities) to develop and implement an electric vehicle charging infrastructure plan. Coordinate efforts for major</p>                                                                                                                                                                                                  |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                 | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                          | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p>routes, such as US 395, to provide alternative fueling infrastructure for the entire corridor, in compliance with state initiatives. <b>Time frame:</b> Within the 10-year short-term plan time frame.</p>                                                                                                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.D.5.</b> Encourage new commercial and visitor-serving projects to include electric vehicle charging stations in parking areas. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                           | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.E.</b> Improve public transportation infrastructure</p>                                                                                                                                                                                                                                                                                                                   | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              | ✓                                                                                                                                                       |
| <p><b>Objective 4.E.1.</b> Work with local transit agencies (YARTS and ESTA) to increase the number and frequency of routes, or capacity of Dial-A-Ride programs serving Mono County. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                      | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.E.2.</b> Continue to monitor the feasibility of a shuttle service connecting hotels, resorts, and campgrounds to locations such as Bodie, Mono Lake, and the June Mountain Ski Area through the Unmet Transit Needs process. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                             | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.E.3.</b> Use Global Positioning Systems (GPS) and integrated software to increase reliability and timing awareness for system riders through trip planning and location information. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                     | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Policy 4.F.</b> Implement engineering and enforcement solutions to improve vehicle fuel efficiency.</p>                                                                                                                                                                                                                                                                            | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.F.1.</b> Support State efforts to implement and enforce limitations on idling for commercial vehicles, construction vehicles, buses and other similar vehicles. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                          |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Objective 4.F.2.</b> Consider the use of roundabouts in lieu of signalized intersections or stop signs as a way to improve traffic flow, reduce accidents, and reduce GHG, consistent with state policies and procedures. Coordinate with Caltrans in the implementation of this objective on state highways. <b>Time frame:</b> Within the 10-year short-term plan timeframe.</p> |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Policy 4.G.</b> Promote the use of off-road vehicle maintenance best practices.</p>                                                                                                                                                                                                                                                                                                | ✓                                                                                                                                                                                                                                                       | ✓                                                                                              |                                                                                                                                                         |
| <p><b>Objective 4.G.1.</b> Improve maintenance of County off-road vehicles to reduce fuel use and reduce idling time. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p>                                                                                                                                                                                      |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |

**TABLE 4.13-10. MITIGATING GOALS, POLICIES & ACTIONS FOR IMPACTS TO UTILITIES AND SERVICES**

| <p style="text-align: center;"><b>PROPOSED GOALS, OBJECTIVES,<br/>POLICIES AND ACTIONS THAT MITIGATE<br/>ADVERSE PROJECT IMPACTS</b></p>                                                                                                                                                                                                                                                                                          | <p style="text-align: center;"><b>ENVIRONMENTAL IMPACTS</b></p>                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>4.13-10(a) Create a need for new or modified governmental facilities, and cause significant environmental impacts in order to maintain acceptable performance objectives for police, schools &amp; other public facilities, services, utilities?</p> | <p>4.13-10(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?</p> | <p>4.13-10(c) Be served by a landfill with insufficient capacity to accommodate solid waste disposal needs and comply with solid waste regulations.</p> |
| <p><b>Objective 4.G.2.</b> Implement the County's on- and off-road equipment replacement plan to comply with CARB's heavy-duty vehicle Tier 4 requirements to simultaneously reduce fuel use in the County fleet, and also continue working with CARB to develop equitable compliance solutions that are more proportional to Mono County's impact. <b>Time frame:</b> Within the 10-year short-term time frame of this plan.</p> |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>Objective 4.G.3.</b> Provide incentives to improve maintenance of agricultural vehicles and equipment to reduce fuel use. <b>Time frame:</b> Within the 10-year short-term plan time frame.</p>                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |
| <p><b>→ Additional policies and actions that would minimize impacts to utilities and services can be found in EIR §4.1, Table 4.1-8, including policies and actions under Objectives 1.A, 1.H, 4.B, 10.A, 10.F, 11.L, 15.A, 15.B, 15.D, 16.A, 16.B, 18.C, 23.A, 24.A, 24.B, 24.C, 24.D, 26.A and 26.C.</b></p>                                                                                                                    |                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                         |