



6/13/2012

RPAC Final Draft
MONO BASIN COMMUNITY PLAN
Visioning to Action



Mono Basin Regional Planning Advisory Committee | Mono County

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Mono Basin Community Plan

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INTRODUCTION

Purpose of Plan

The **Mono Basin Community Plan: Visioning to Action** is a community-based planning effort intended to guide future land use, development, and quality-of-life decisions. The purpose of the plan is to inform decision makers at the community and local government levels, as well as other agencies, businesses and entities operating in the Mono Basin, about the needs and aspirations of the community. The expectation is that the community and other entities in the Mono Basin will cooperatively engage in a good-faith effort to accomplish the plan.

The plan is sponsored by the Mono Basin Regional Planning Advisory Committee (RPAC) with the goal of involving as much of the community as possible in a focused, open discussion to develop an implementation and action plan with specific timelines and projects. The community plan also serves to update the Mono Basin Area Plan in the Mono County General Plan Land Use Element.

Planning Process

In the spring of 2010, the Mono Basin RPAC formed a Steering Committee of interested RPAC and community members to pursue a visioning effort and update of the Mono Basin Area Plan, with the update supported by the County Board of Supervisors. The Steering Committee debated various planning processes, including hiring a third-party facilitator, various outreach and public engagement methods, and timing, and decided to immediately pursue plan development utilizing County Community Development Department staff.

The Steering Committee recognized the interrelated nature of land use, economic and social elements in building a healthy, vibrant community, and therefore chose to develop a comprehensive community plan extending beyond the confines of the Area Plan update. The intention was to engage in a rigorous community outreach and planning effort that provided more complete guidance for building successful communities, accompanied by an Action Plan Matrix defining the role of the County and suggesting other responsible parties.

The public forums for the plan included a series of community workshops facilitated and designed as “safe spaces” to explore ideas and discuss community concerns; a detailed survey to reach those unable to attend the workshops or uncomfortable with public meetings; and continuous RPAC meeting updates and review for over a year. Two Visioning workshops and four Action Plan workshops were held in the autumn of 2010, followed by the community survey in January 2011.



Community members at an Action Plan Workshop, 2010

Photo by Ilene Mandelbaum

Visioning and Action Plan Workshops

Outreach for the Visioning and Action Plan workshops consisted of phone calls by the Mono Basin RPAC to registered voters; e-mails sent to the County's Mono Basin RPAC contact list; and flyers posted around town, sent to out-of-town property owners, and taken home by high school students. (See Appendix F: Outreach Flyers for publicity materials.) A County website (<http://www.monocounty.ca.gov/cdd%20site/Planning/MonoBasinCommunityPlan.htm>) was also established to share up-to-date information.

The two Visioning workshops, one held midweek and one on a weekend, were based on the “World Café” community conversation model (<http://www.theworldcafe.com/>), where all ideas were welcome. Food, Spanish language translation and child care were available, and lectures were avoided. The community was asked:

- What do you like about our community, and what is important to keep and maintain?
- What does our ideal future community look like, and what do we want to become?
- What do you want the Mono Basin to be like for your children and grandchildren?
- What are our opportunities and constraints?

Based on the input gathered (see Appendix C: Workshop Results Summary), the Steering Committee crafted a Draft Vision Statement that encompassed the values of Mono Basin residents and defined an ideal future.

The four Action Plan Workshops, three held midweek and one on a weekend, were designed to facilitate specific community conversations on the following topics:

- **Fostering a Sustainable Economy:** How do we build on our economic strengths and flourish year-round while protecting our magnificent natural surroundings and small-town feel?
- **Strengthening our Community:** How do we grow organizations and relationships that enhance our sense of connection and belonging?
- **Designing our Community:** How do we foster a vibrant, authentic and functional Main Street and built environment, and provide housing for our community?
- **Enhancing our Quality of Life:** What improvements to our trails, parks, mobility & transit, and service infrastructure will make this a better place to live?

The workshop results (see Appendix C) were used to define controversial issues, frame policy development, and identify potential outcomes and actions.

A total of about 52 community members attended some or all of the workshops.

Community Survey

The Community Survey included the Draft Vision Statement and the controversial issues, policy direction, and potential outcomes and actions identified in the Vision and Action Plan workshops, and was intended both to gather additional input and to refine workshop results. Demographic

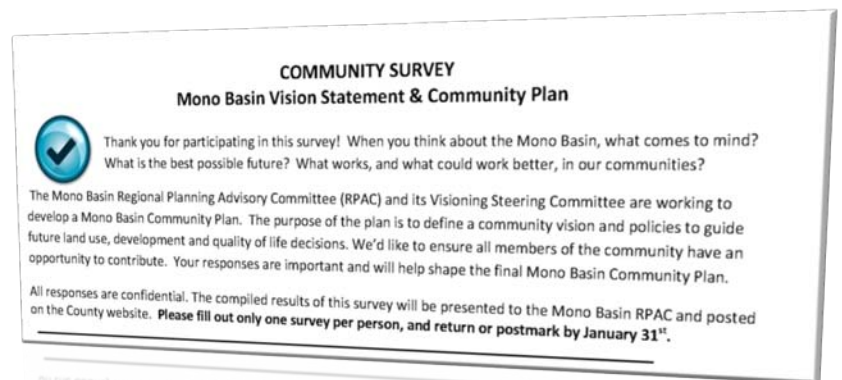
information was collected to understand the distribution and representation of respondents, but the survey was anonymous to encourage candid responses.

The survey was released in English and Spanish during the month of January 2011 in convenient locations around the town of Lee Vining, including Nicely’s restaurant, the Mono Market, the library, and the post office. The survey was also available on the County website, distributed to high school and elementary school students, and sent to the Mono Basin RPAC e-mail list. (See Appendix D: Community Survey for a copy of the survey.) Postcards directing people to the website were sent to Lee Vining post office box holders and out-of-town property owners, and a display poster at Nicely’s restaurant explained the plan purpose and process. (See Appendix F: Outreach Flyers for publicity materials.) Surveys could be returned at “drop boxes” in Nicely’s restaurant and the Mono Market, or by postal mail, fax or e-mail.

Over 70 surveys were returned, or about a 15% return rate based on the 2010 Census population estimate of 446 residents. Given the survey was quite involved, requiring about 20 minutes to complete, and a typical return rate of about 10%, the survey participation rate was encouraging.

The demographic information indicated almost all respondents were permanent Mono Basin residents, evenly split between Lee Vining and Mono City, and most have lived in the area for six to over 21 years. The age range of respondents was well distributed from 25 to 65+, although the older ages were more heavily represented.

For detailed demographic results, see Appendix E: Survey Results Summary.



Community Survey

County staff compiled, organized and, when possible, quantified survey results to reveal trends and levels of support for various policy directions. (See Appendix E: Survey Results Summary.) The Steering Committee thought the workshops and surveys, based upon participation rates and demographics, were a good starting point for establishing community direction, and therefore utilized these results to draft the Community Plan goals, objectives, policies and actions.

Future Outreach and Plan Evolution

As the Plan continues to develop and evolve, a continuing goal is to involve more of the community. The RPAC and Steering Committee have utilized as many outreach and engagement strategies as were feasible at the time, including less-typical methods, and yet recognize that some segments of the community may be underrepresented. The Plan represents only current issues raised in the workshops and through the survey, and is intended to be a living document that evolves to encompass more needs of the community as they are identified.

A discussion could also be convened about what the community does NOT want to become. Identifying what is feared or undesirable may help define issues, remove some options from consideration so the focus can remain on viable options, and perhaps generate additional common

ground that can help bring the community together. The plan should be updated to be consistent with the outcome of these conversations.

Community Plan Structure

The Vision is intended to generate excitement about the future of the Mono Basin and establishes the big-picture context and community values. From this ideal future flow the goals and objectives that describe the effort needed to achieve the vision, followed by the policies and specific actions that accomplish real results. The Action Plan Matrix in Appendix B identifies potential responsible parties and a general timeline for completing the actions.

The Mono Basin Community Plan is organized around the following components:

- **Vision Statement**: Aspirational in nature, a vision defines what we ideally want to become in the future.
- **Goal**: An end result toward which effort is directed in order to realize the Vision.
- **Objective**: A specific statement of desired future conditions, which support broader, ultimate goals.
- **Policy**: Direction statements that guide future decisions with specific actions.
- **Action**: A specific program or project designed to support and implement policies. The Action Plan Matrix (Appendix B) encourages accountability by assigning County responsibilities, suggesting other responsible parties, and establishing expected implementation time frames.

The Mono Basin Community Plan shall be reviewed and updated as needed by the Mono Basin RPAC and/or in conjunction with General Plan reviews, and any Area Plan updates shall be incorporated into the General Plan in the next update cycle.



COMMUNITY ASSESSMENT

The community assessment includes a look at population estimates, economic trends, and a basic snapshot of the Mono Basin community.

| Mono Basin Area | |
|--------------------------------|-------------------------------|
| Population (2010) | 446 |
| Median household income (2000) | \$45,500 |
| Rental Rate (2010)* | 29% |
| Average household size (2010)* | 2.62 |
| Proximity to incorporated town | 30 miles to Mammoth Lakes, CA |

*Based on Lee Vining and Mono City U.S. Census data

The Mono Basin planning area is located in the heart of Mono County, California, on the eastern side of the Sierra Nevada mountain range and bordered on the east by the state of Nevada. The Mono Basin includes the communities of Lee Vining and Mono City, and the residences in the general vicinity outside these defined communities. As of 2010, the population of the Mono Basin was approximately 446 people. Population growth in the unincorporated areas of Mono County and the Mono Basin was rapid from 1980 until 2000, when it slowed considerably and then declined slightly in the last decade. This area’s population is mainly lower-income and increasingly Hispanic with a slowly growing population of technology-driven middle class who work out of their homes.

Total Population in the Mono Basin

Sources: U.S. Census 1980; U.S. Census 1990; U.S. Census 2000; U.S. Census 2010.

| | 1980 Pop. | 1990 Pop. | 2000 Pop. | 2010 Pop. |
|----------------------------------|----------------------|----------------------|----------------------|----------------------|
| Mono Basin | 317 | 398 | 496 | 446 |
| Total Unincorporated Area | 4,460 | 5,171 | 5,759 | 5,968 |
| Mono County Total | 8,500 | 10,050 | 12,853 | 14,202 |

Total Population by Race in Lee Vining and Mono City, 2010

Sources: U.S. Census 2010

| Race | Number | Percent |
|--|---------------|----------------|
| Mono Basin Responses | 394 | 100% |
| White | 235 | 60% |
| Black or African American | 3 | 0.7% |
| American Indian and Alaska Native | 18 | 4.5% |
| Asian | 2 | 0.5% |
| Native Hawaiian and Other Pacific Islander | 0 | 0% |
| Some other race | 2 | 0.5% |
| Two or more races | 4 | 1.0% |
| Hispanic or Latino (of any race) | 133 | 33.7% |

The Mono Lake Kutzadika Tribe has existed since time immemorial in the Mono Lake Basin of east-central California. The Tribe is Paiute and its people are speakers of a distinct Northern Paiute language of the Numic Branch of the widespread Uto-Astecan Family.

Today the Tribe consists of 67 members, all descendents of the earliest recorded members of the Mono Lake Kutzadika Community. Thirty-one tribal members live in or near the town of Lee Vining, while other members live in Arizona, Northern and Southern California, Chicago, Nevada, and New Mexico for a variety of reasons such as employment, housing, college, and family living elsewhere.



Kutzadika at Farrington ranch southwest of Mono Lake
Courtesy of the Mono Basin Historical Society

The Tribe maintains its tribal offices and community hall in Lee Vining, which was built in partnership with the community in 2000. The Tribe is governed by a constitution that was adopted in 2003, together with an Enrollment Ordinance and an Election Ordinance. In an effort to obtain formal tribal recognition by the federal government, the Kutzadika Tribe sent a Petition for Recognition to the Office of Acknowledgement (Bureau of Indian Affairs) on February 18, 2011. The Tribe is currently waiting to hear if more information needs to be sent or if the application is accepted (Charlotte Lange, Personal Communication, February 20, 2012).

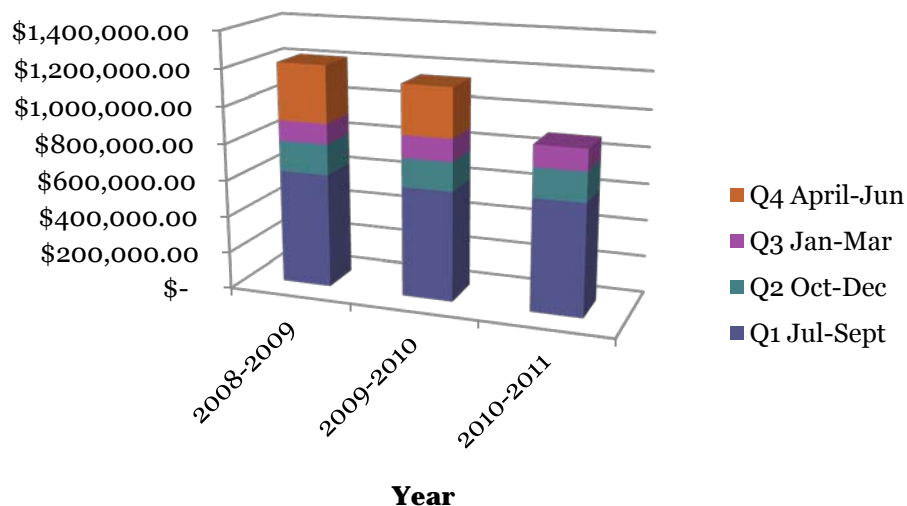
The commercial core and center of economic activity of the Mono Basin is located along US Highway 395, bisecting the town of Lee Vining. The Eastern Sierra, including the Mono Basin, is primarily a tourism economy, which accounts for 38.1% of total employment and 25.1% of payroll earnings. In 2008, Mono County had an estimated 1.5 million visitors, spending a total of \$369.6 million (Economic and Fiscal Impacts and Visitor Profile of Mono County Tourism in 2008, Lauren Schlau Consulting). The Sierra Business Council’s *State of the Sierra* report (2007) gives a general snapshot of the Sierra Nevada economy as having a large percentage of jobs in construction and retail. Construction is characterized as being sensitive to state and national economic cycles, while retail creates low-wage jobs. Small, locally owned businesses make up more than 90% of all business establishments in the Eastern Sierra and are the economic backbone of the region. As a gateway community for Yosemite National Park, Bodie State Historic Park, and Mono Lake, the Mono Basin’s small businesses and tourist economy are based around the natural beauty and ecosystems of the area. A constraint on the region is the seasonality of the economy and dependence on the opening/closing of Yosemite National Park’s eastern entrance, Tioga Road.

Transient Occupancy Tax (TOT) collected by the County demonstrates the seasonal nature of Mono Basin’s economy. As shown in the chart below, TOT returns from 2008-2011 indicate consistently higher revenues in the first fiscal quarter (July to September).

**Transient Occupancy Tax (TOT)
District 3 (June Lake and Lee Vining)**

Sources: Mono County Finance Office

Transient Occupancy Tax (TOT)



Employment by Industry, Mono County 2000

Sources: County Profile: Mono 2002; U.S. Census 2000, SF: P49.

| Employment by Industry, Mono County | Mono County* | Unincorporated Area |
|--|---------------------|----------------------------|
| Agriculture | 0.20% | 4.00% |
| Construction and Mining | 6.20% | 17.40% |
| Manufacturing | 1.10% | 3.40% |
| Wholesale Trade | 0.30% | 0.00% |
| Retail Trade | 25.70% | 10.50% |
| Finance, Insurance, Real Estate | 7.90% | 2.90% |
| Transportation, Public Utilities | 1.80% | 3.70% |
| Services | 35.70% | 47.10% |
| Government | 21.80% | 8.70% |

*Includes the incorporated Town of Mammoth Lakes

According to the Housing Element in Mono County’s General Plan, housing of different types and prices for both renters and owners is lacking in the Mono Basin. The total number of households was estimated at 170 in 1990 and increased 12% to 191 households in 2000. The overall number of renters in the unincorporated area decreased from 40% of all households in 1990 to 31% of all households in 2000. Correspondingly, the percentage of renters in the Mono Basin decreased from 45% in 1990 to 26% in 2000. In Mono County, the unincorporated area had a vacancy rate of 39% in 2000. This unusually high rate reflects the large number of vacation homes and seasonal-use units in the area, many of which remain vacant for the majority of the year. In 2000, Mono Basin and June Lake had the highest percentages of vacant units.

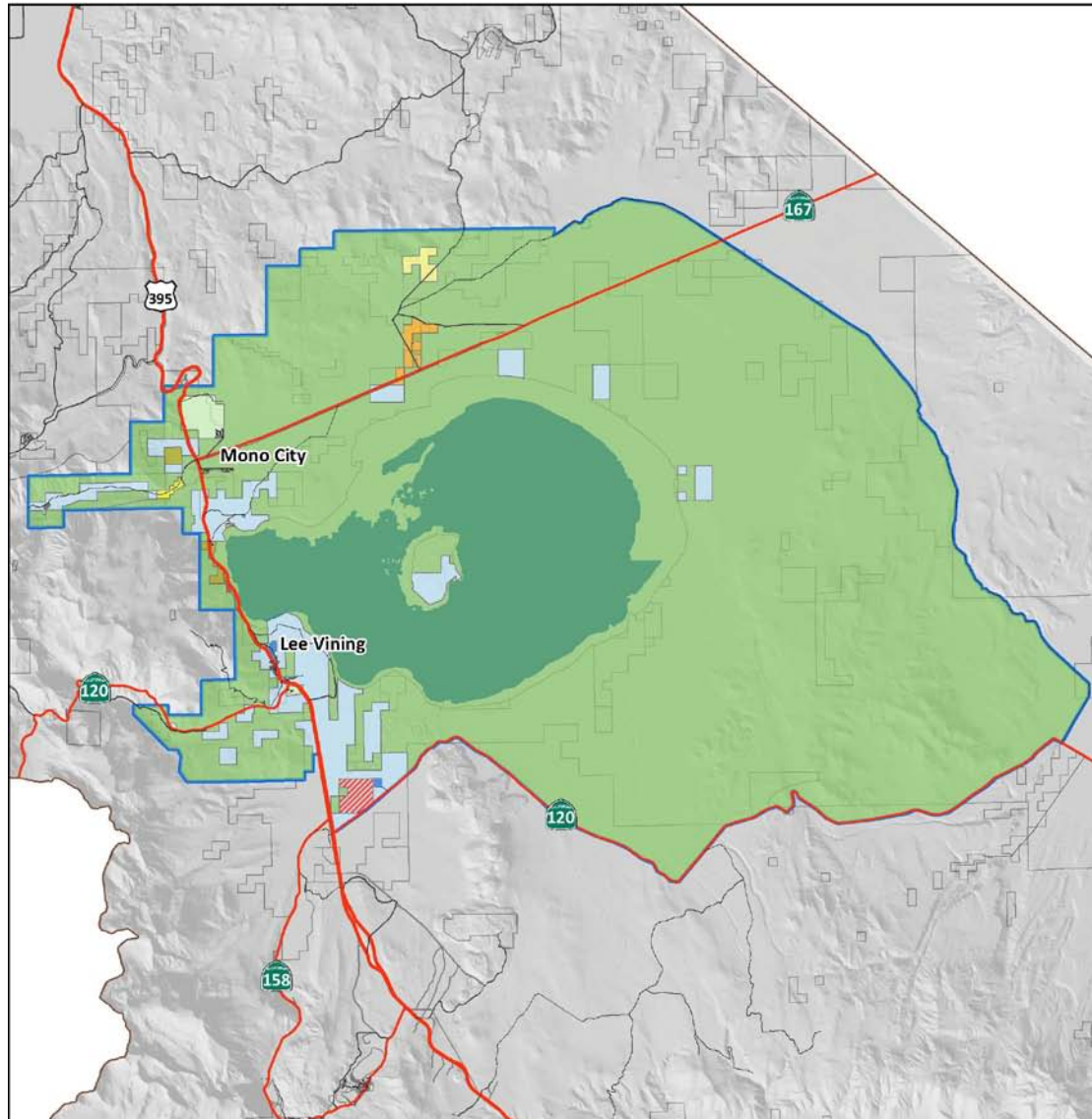
Mono City is a residential subdivision located north of Mono Lake, adjacent to the boundaries of the Mono Basin National Forest Scenic Area. Water for Mono City is provided by a community water system, and sewer is provided by individual septic systems. Fire protection is provided by the Mono City Fire Protection District. Lee Vining is located on US 395 at the southwest corner of Mono Lake. The community includes residential areas, an elementary school, a high school, a County park, an historic museum, a Caltrans road yard and a County road yard, several lodging facilities and restaurants, limited commercial development, the USFS Mono Basin Visitor Center, and Mono Lake Committee Visitor Center. The U.S. Forest Service (USFS) Mono Basin Ranger District office is located just south of the community in Lee Vining Canyon. Water and sewer services are provided by the Lee Vining Public Utility District; fire protection is provided by the Lee Vining Fire Protection District.

Development in the Mono Basin region is influenced by the vast amounts of publicly owned land by the Bureau of Land Management (BLM) and USFS. The Los Angeles Department of Water and

Power (LADWP) also owns large parcels of land throughout the entire Mono Basin, much of which was leased for grazing in the past. The County's Pumice Valley landfill is located on LADWP land in the Mono Basin. The high percentage of public- or LADWP-owned land in the Mono Basin results in a limited private land base, constraining the areas of private enterprise and growth. In addition, development may be affected by the presence of a number of special-status species and special habitats in the area, use of the area by mule deer for summer range and migration corridors, the existence of a fault-rupture hazard zone (Alquist-Priolo zone) running along the foot of the Sierra and through Lee Vining, and the presence of a flood zone along Lee Vining Creek. Development of private lands within the Mono Basin National Forest Scenic Area is governed by the Private Land Development Guidelines in the Mono Basin National Forest Scenic Area Comprehensive Management Plan.



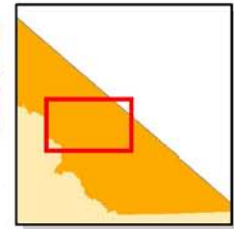
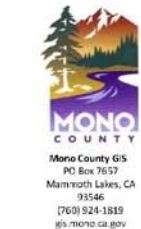
MONO BASIN AREA PLAN MAPS



Mono Basin Planning Area
By Land Use Designation

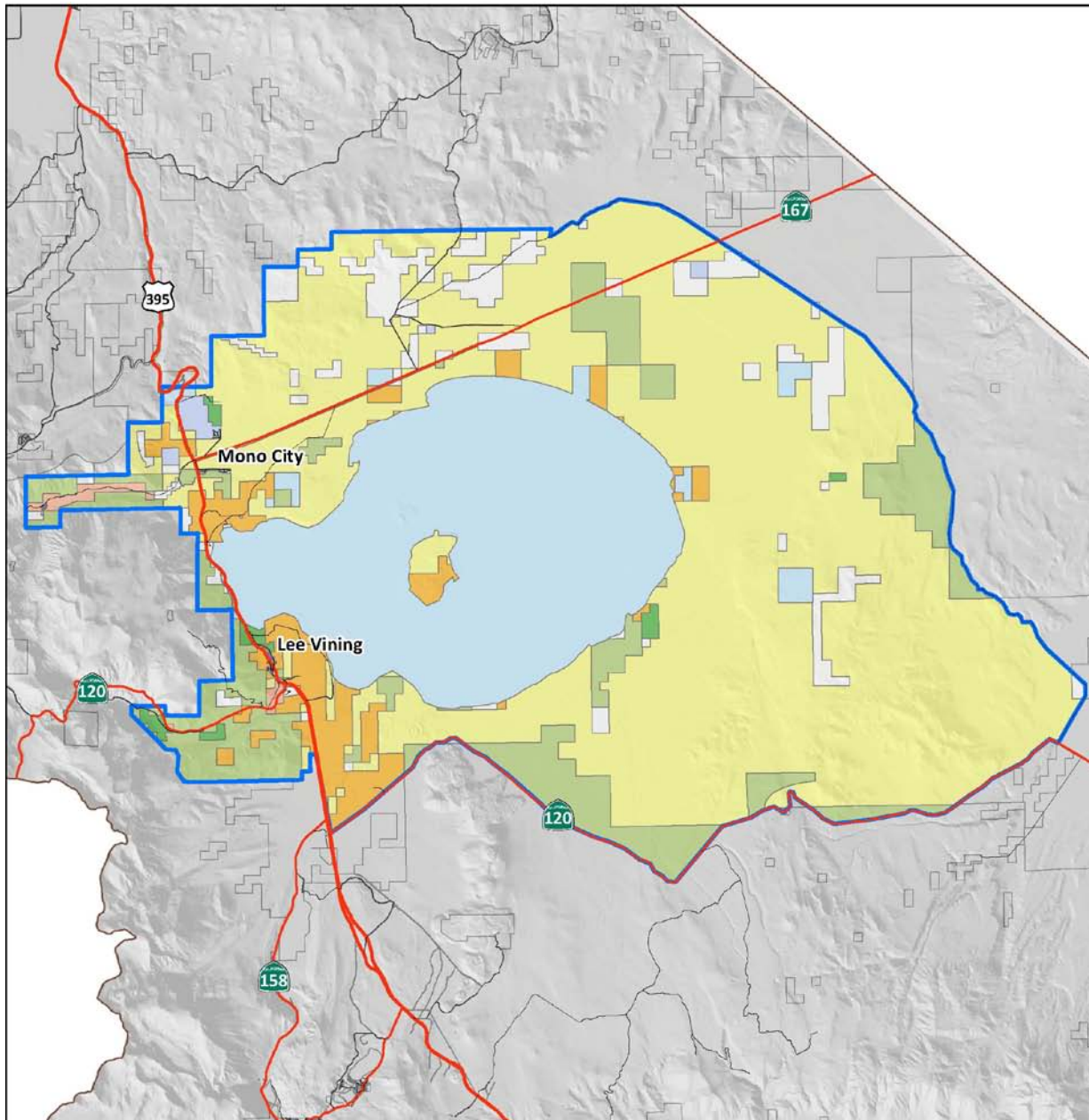
Legend

- Mono Basin Planning Area
- Land Use Designation**
- Resource Management
- Open Space
- Agriculture
- Specific Plan
- Single Family Residential
- Estate Residential
- Rural Residential
- Public Facilities
- Scenic Area Agriculture
- Service Commercial
- Commercial
- Industrial
- Open Space / Resource Extraction
- Streets**
- Federal Highways
- State Highways
- Local Roads



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Mono Basin Planning Area
By Land Ownership



Legend

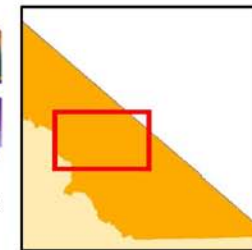
- Mono Basin Planning Area

Land Ownership

- Bureau of Land Management
- Other Federal
- Inyo National Forest
- City of Los Angeles
- Mono County
- Private
- Southern California Edison
- State of California

Streets

- Federal Highways
- State Highways
- Local Roads



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THE MONO BASIN VISION

The residents of Lee Vining and the Mono Basin desire to build a community that preserves our quality of life, provides for diverse economic opportunity, and protects the spectacular natural beauty and ecosystems of the area.

Our unique location at Mono Lake within the high desert and alpine panorama of the Eastern Sierra, together with accessible public lands and a strong connection to national treasures like Yosemite National Park and Bodie State Historic Park, draws visitors from around the world and is the basis of our local economy. We are committed to growing a stable, viable economy that provides opportunities for all residents. We strive to preserve our small-town character and build a strong sense of community where people work together while valuing self-reliance and individuality. We recognize our environmental responsibilities and advocate for the preservation of the area's natural values while providing diverse recreational and outdoor activities.

To achieve this vision, we emphasize the following values, which are all of equal importance:

- **Small, compact communities** with a clear edge between developed and natural areas. Our low-density limited development patterns lead to a small-town rural character, featuring a walkable town with public gathering spaces, a vibrant and attractive commercial area with diverse businesses and services, aesthetically appropriate and energy-efficient building design, and connectivity through transit services and trails.
- **Safe, friendly communities** where people interact and feel connected, work together to resolve common issues, and are involved in local activities and events. Our children are safe and have access to a good education and opportunities to learn life, workplace and social skills, and our elders are cared for and respected. Our diverse recreation and cultural activities enhance the quality of life for our residents while community events weave strong social connections. We share accurate community information to keep people in touch with each other and engaged in the public decision-making process. We respect and appreciate our human and natural histories.
- **A sustainable economy** with diverse job opportunities that offers year-round employment and competitive wages. We develop and promote local products to grow profits in our community, encourage entrepreneurial efforts, and improve our communication capacity to foster home-based businesses. Housing is affordable so community members and their families can continue to live here.
- **Recreation opportunities and access** that highlight our exceptional outdoor venues. We value responsible recreation use and access to protect and enjoy our natural environment.
- **A healthy natural environment** with clean air and water, scenic grandeur, dark night skies, pristine wilderness and open space. We protect and cherish the natural character of the land by minimizing the intrusiveness of structures, protecting our natural assets, and being environmentally responsible.
- **Historic uses and character** that recalls and re-creates the vitality, strength and character of the Mono Basin.

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ISSUES/OPPORTUNITIES/CONSTRAINTS

1. 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.
2. In cases where additional land is needed, the extremely limited private land base throughout the Mono Basin, and especially in Lee Vining, limits the potential for community expansion. Adjacent to Lee Vining, there is some potential for land exchanges or purchases either with the USFS or the LADWP. Policies and procedures are identified in the Landownership Adjustment Project Final Report.
3. Residents of Mono City are concerned about the expansion of their community beyond the current limits of the subdivision. They are concerned about possible impacts to visual quality and to the deer herd in the area. The impacts from increased traffic levels are also a concern.
4. Workforce housing opportunities, both to rent and buy, are needed to sustain the existing community and enable people to live where they work.
5. Residents are concerned about the visual appearance of Lee Vining, including vacant commercial properties, unattractive storage on residential lots, and the design of the built environment. High-quality design of the built environment that reflects the natural environment and protects open space and scenic values, along with green building practices, is supported.
6. Residents support public-service providers and the availability of services for all segments of the community, and also want to ensure infrastructure and facility development are compatible with the rural, natural and scenic qualities of the Mono Basin. Mono City is concerned in particular about the adequacy of infrastructure to deliver water, and Lee Vining is particularly concerned about the sewage infrastructure.
7. Federal resource management agencies and LADWP own and manage much of the land in the Mono Basin. Residents expressed conflicting sentiments about protecting the natural environment and sensitive habitats versus the ability to use, access and enjoy the land without overly restrictive regulations and/or fees. The challenge is to work with other agencies and within regulations to ensure the ability to use and enjoy the land while protecting its health.
8. Agriculture and grazing, including cows and sheep, was common in the Mono Basin at one time and is greatly reduced or does not exist now. The pastoral nature of agriculture and grazing, sheep grazing in particular, was part of the character of the Basin, a basis for an historical way of life, and is highly valued by some. Possibilities exist to adapt sheep-grazing practices to be compatible with resource protection and even used to enhance management of the natural landscape.
9. Residents are deeply concerned about vacant commercial properties in Lee Vining. The desire is to improve both the visual appearance and economic health of the community by addressing

these properties through efforts such as commercial revitalization and investment, Main Street revitalization, the creation of a more business-friendly environment, and the protection of local economic assets and opportunities.

10. The physical layout of Lee Vining's Main Street area, where a five-lane highway under the authority of Caltrans bisects the corridor, creates challenges for establishing a vibrant, walkable commercial area, ensuring safe and convenient pedestrian crossings, and creating physical connectivity between the east and west sides of the highway.
11. Residents are concerned about the lack of jobs that enable people to live in the community. An increase in employment opportunities and diversity, along with a sustainable and diversified economy, is generally supported.
12. Residents are deeply concerned about bringing the community together in order to overcome prejudice, support equal opportunity, reach across cultural barriers, and build social capacity. Residents would like to increase the social capacity and vitality of their communities by encouraging citizens to contribute to community life. A concern is that increasing second-home ownership results in residents who do not participate in the community.
13. Residents are interested in Conway Ranch operations, and generally support sheep grazing, aquaculture and other historic agricultural uses and infrastructure. Water availability is a concern, with apparent support for Conway Ranch to receive its full allotment of water. Opportunities for expanding the agricultural operations are also of interest.
14. Residents are interested in upland water management in the north. Identified issues include general water distribution and flows, the de-watering of historically green ranches and meadows, riparian habitat and stream health, maximizing water delivery to Mono Lake, and water for Conway Ranch operations.



Conway Ranch



MONO BASIN GOALS & POLICIES

Superscript numbers cite the survey question(s) in Appendix E providing the basis and supporting data for the policy. Superscript letters indicate a footnote.

GOAL 1: 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.⁴

Objective 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.

Policy 1: Prioritize infill and rehabilitation of the existing built environment over the addition of private property.⁵

Action 1.1: Explore options for encouraging and facilitating the use of vacant commercial space for new businesses.⁵¹

Action 1.2: Pursue brownfields grants to assist with rehabilitation.^a

Policy 2: Where infill or rehabilitation is not viable, obtain lands adjacent to the existing community for the orderly expansion of Lee Vining.⁵

Action 2.1: Work with appropriate agencies to provide for developable lands adjacent to Lee Vining. The Landownership Adjustment Project Final Report should be referenced for opportunities, policies and procedures.^a

Action 2.2: Designate lands adjacent to Lee Vining for community expansion in the Land Use Element.^a

Action 2.3: Work with service providers to ensure adequate infrastructure and service capacity for any expansions.^a

Policy 3: Support the acquisition of a land base for the Kutzadika Mono Lake Indian Community, consistent with Goal 3, Objective A, Policy 5, Action 5.1.⁴⁰

Objective B

Manage buildout of the Mono City subdivision to retain its rural character.

Policy 1: Limit the buildable area of Mono City to the existing subdivision footprint.

^a Retained from previous Area Plan.

Action 1.1: 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.

Objective C

Encourage building types and architectural design compatible with the scenic and natural attributes of the Mono Basin.^{12, 49}

Policy 1: Maintain a clear edge between developed areas and open space by ensuring future development outside existing communities is compatible with the scenic and natural attributes of the area.^{5, 12}

Action 1.1: Encourage the siting and design of buildings to complement the natural environment and preserve open space.⁵

Action 1.2: 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 1.3: Require preparation of a Specific Plan and environmental review in compliance with CEQA for subdivisions of ten (10) parcels or more that are not within or adjacent to Lee Vining or Mono City.^c

Action 1.4: Require preparation of a Specific Plan or PUD for development projects proposed on federal exchange lands (parcel maps are exempt from this requirement).^b

Action 1.5: Periodically review the Conway Ranch Specific Plan, Tioga Inn Specific Plan and any other future specific plans in the Mono Basin.

Policy 2: Support design practices that protect scenic vistas, energy efficiency, and “green” building practices.¹²

Action 2.1: Encourage the siting and design of buildings to preserve scenic vistas.

Action 2.2: Designate public view corridors that visually connect the community to the natural environment and establish development standards to avoid impacts.

Action 2.3: Explore potential incentives related to energy efficiency and “green” building practices.⁴⁹

Action 2.4: Support the expansion and promotion of recycling programs, and encourage the inclusion of recycling services in new commercial facilities.³⁹

Action 2.5: County-owned buildings should set an example by implementing green building technologies.

^b Retained from previous Area Plan.

^c Retained from previous Area Plan, with modification to the number of parcels triggering the requirement.

Policy 3: Preserve the dark night sky of the Mono Basin.¹³

Action 3.1: Require compliance with and enforce Dark Sky Regulations.

Action 3.2: Retrofit existing lights on County-owned properties and public rights of way to conform to Dark Sky Regulations.^d

Action 3.3: Outreach to other public agencies operating facilities within the Mono Basin about the benefits of Dark Sky regulations and to encourage the use of compliant light fixtures.^d

Policy 4: Support improving the visual appearance of Lee Vining.⁵¹

Action 4.1: 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.^d

Policy 5: Consider applying residential standards to residential development on parcels with a Commercial Land Use Designation within Lee Vining.⁵¹

Action 5.1: 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.^d

Policy 6: 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 National Forest in the planning phase.

Objective D

Maintain, protect and enhance the natural, historical and recreational attributes of the Mono Basin.¹²

Policy 1: Coordinate with public agencies and other land-management organizations, such as the BLM, USFS, LADWP, CDFG, and U.S. Fish and Wildlife Service, to understand local policies and engage locals in the management of their lands.⁴⁹

Action 1.1: Request resource agencies present information to and work with the Mono Basin RPAC and the community as public resource management issues arise.

Policy 2: Support existing General Plan policies in the Cultural Resources section of the Conservation/Open Space Element.^{36, 40, 49} (See Appendix A.)

Action 2.1: Implement Objective B, Policy 1 and the associated actions to identify and inventory cultural and historic resources in the Mono Basin. (See Appendix A.)

Action 2.2: Implement Objective C, Policy 1 and the associated actions to preserve, protect and restore (where appropriate) the cultural and historic resources of Mono County. (See Appendix A.)

^d Resulted from discussion at RPAC meetings.

Action 2.3: Identify any cultural and historic resources that should be recognized and protected via registration with the State and/or National Register of Historic Places.

Action 2.4: Consult the Kutzadika Mono Lake Indian Community on potential impacts to cultural and historic resources as described in Government Code §65352.3, which outlines local government requirements for tribal consultation.^e

Policy 3: Support recreational activities and the ability to use and enjoy the land while also protecting the natural environment. ^{2, 3, 4, 12, 27, 51}

Action 3.1: Identify recreation activity and access priorities, and work toward implementation.



Kayaking on Mono Lake
Courtesy of Mono County

Action 3.2: Coordinate with land management and transportation agencies, such as the BLM, Caltrans, ESTA, YARTS, USFS and LADWP, to ensure adequate access and responsible use.

Action 3.3: Ensure new development does not impede, and preferentially enhances, existing recreation access and activities.

Policy 4: Review and discuss Conway Ranch operations, including the history, allowable uses, current uses, and potential opportunities.^f

Action 4.1: Support aquaculture and other historic uses, such as sheep grazing and agriculture.

Action 4.2: Support facilities and infrastructure facilitating aquaculture and other historic uses, such as sheep grazing, agriculture, and the restoration of historic buildings.

Action 4.3: Support the full allotment of water to Conway Ranch.

^e Resulted from discussion at RPAC meetings.

^f See Appendix F, 3. July 2011 Public Comment & Response and 5. Issue Analysis: Sheep Grazing.

Policy 5: Initiate a community conversation about upland water management.^g

Action 5.1: Convene RPAC and community members to draft a proposal to the LADWP requesting the irrigation of Thompson Meadow and explaining the benefits to LADWP.^h

Action 5.2: Support community conversations and planning efforts regarding issues such as Mill and Wilson creeks, and various ranches and meadows, for example Cain Ranch and Dechambeau Ranch.^h

Policy 6: Work with government and private property owners to create recreational trail segments connecting population centers with attractions and recreation access points.^{11, 48^f}

Action 6.1: Identify desired trail segments that are supported by the community, and implement trail development.

Action 6.2: Identify and consider impacts to historic lifestyles and existing uses of any potential trail, and consult with the Kutzadika Tribe in particular.

Objective E

Promote well-planned and functional community uses that retain small-town character and increase quality of life.

Policy 1: Increase the housing supply available to the workforce, including rental units.^{6, 49, 51}

Action 1.1: 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.

Action 1.2: 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.^{19, 49, 51}

Action 1.3: Consider the acquisition and rehabilitation of existing housing for workforce housing, as consistent with Housing Authority policy.

Action 1.4: Promote workforce housing opportunities that connect the community with housing programs.

Policy 2: 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.^{8, i}

Action 2.1: 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

^g See Appendix F, 3. July 2011 Public Comment & Response.

^h Resulted from discussion at RPAC meetings.

ⁱ See Appendix F, 6. Issue Analysis: Industrial Locations.

develop necessary partnerships, conduct feasibility analyses for developing the site, and secure financing.

Action 2.2: Limit the footprint of the new industrial location to previously disturbed areas and consider impacts to viewsheds.

Policy 3: Continue community discussions and exploring potential solutions for the location of the County and/or Caltrans yards with the intent of meeting the following interests:^j

- 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.
- Recognize the junction of Highways 395 and 120 as an important viewshed for the community and its visitors, and therefore, a project should avoid potential impacts to that viewshed.

Policy 4: 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.^{21, 22, 23, k}

Action 4.1: Research incentives and other tools to support small-scale, local agriculture.

Action 4.2: Support guidelines for sound grazing management practices on public lands to maintain environmental resource values while supporting agricultural uses.

Action 4.3: 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



Lee Vining Museum

^j See Appendix F, 6. Issue Analysis: Industrial Locations.

^k See Appendix F, 5. Issue Analysis: Sheep Grazing.

benefit the landscape, such as utilizing sheep for wildfire fuels management rather than controlled burns or mechanical thinning.

Policy 5: Parking standards should contribute to business viability and residential livability.^{15, 16, 17}

Action 5.1: 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.” (See Appendix A.)

Action 5.2: Review residential parking needs and consider modifications to parking requirements.

Policy 6: 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.¹¹

Action 6.1: Prioritize pedestrian safety facilities and improvements on Highway 395^{48c} over other facility improvements and as consistent with goals and policies in the Circulation Element of the General Plan, with an emphasis on the Livable Communities section, and Objectives A and D in the Mono Basin Policies. (See Appendix A.)

Action 6.2: Emphasize safe travel for pedestrians to community and activity centers, such as schools, parks, library, museums and visitor centers.

Action 6.3: Support transit connections in Mono City and Lee Vining that provide local and regional connections for residents and visitors consistent with the Circulation Element of the General Plan.

Action 6.4: Initiate community discussions to consider pedestrian and street lighting in appropriate locations for safety, connectivity, and comfort and ensure compliance with Dark Sky Regulations.¹

Action 6.5: Pursue the Livable Communities goals and policies in the Circulation Element of the General Plan.

Action 6.6: 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. (See Appendix A.)

Action 6.7: Support installation of a bus stop in front of the County Yard in Lee Vining that is accessible to pedestrians.¹

¹ Resulted from discussion at RPAC meetings.

Objective F

Provide appropriate public infrastructure and service capability expansion to support development, public safety, and quality of life.^m

Policy 1: Future development should coincide with infrastructure and service capability expansion.

Action 1.1: Require development projects to obtain “will-serve” letters from applicable service agencies.

Policy 2: Support improvements to local service infrastructure, such as water, sewer, telecommunications, and electricity, that is compatible with the small-town character, aesthetic values, and the health and safety of the community.

Action 2.1: Inventory local infrastructure needs and provide support to service providers as appropriate.

Action 2.2: Require utility line upgrades and replacements to be undergrounded subject to the findings and analysis required for new utility lines in Chapter 11 – Utilities of the Land Use Element.ⁿ

Action 2.3: Where feasible, require local utility providers to underground, relocate or visually screen power lines and other facilities in areas of high visual quality.ⁿ

Action 2.4: Encourage utility providers to develop an overall plan for the underground installation of all utilities within the Mono Basin.ⁿ

Action 2.5: 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.

Policy 3: Provide for adequate emergency services, facilities, and access, and support emergency providers.⁴⁹

Action 3.1: Identify local hazards, such as dangerous wind areas on Hwy 395, defensible space to reduce wildfire risk, lack of cell phone coverage, and work with the appropriate entities to mitigate those hazards.ⁿ

Action 3.2: Continue working with BLM on the Mono City Emergency Access Road.

Policy 4: Prioritize maintaining and programming existing County facilities, especially the Community Center, over building new facilities.⁴⁸

Policy 5: Encourage the provision of local health services for the community.⁴⁹

Policy 6: Support access to necessary life services such as those provided by the Department of Motor Vehicles (DMV) and Social Security Administration.

Action 6.1: Work with the DMV and Social Security Administration to make their services locally available.

^m Retained from previous Area Plan.

ⁿ Resulted from discussion at RPAC meetings.

Policy 7: Provide support and services for elders.⁴⁹

Action 7.1: Identify the needs of the elderly community.

GOAL 2: 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.²⁰

Objective A

Plan for a diversified, sustainable economy.

Policy 1: Achieve a more-diversified economy and employment base consistent with the small-town, rural nature of the Mono Basin.

Action 1.1: Support Objective H, Policy 4 in the Countywide Land Use Policies of the Land Use Element of the General Plan 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. (See Appendix A.)

Action 1.2: Research and incorporate best practices for economic development in small, rural communities.

Action 1.3: 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.³²

Objective B

Enhance and support the existing tourism-related economy.^{26, 27, 31}

Policy 1: Cultivate tourism-related programs and attractions that promote longer, multi-day visits.

Policy 2: Capitalize on local and nearby attractions such 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.

Action 2.1: 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. (See Appendix A.)

Action 2.2: Support local recreational uses and visitor accommodations, such as existing campgrounds, hotels/motels, and RV parks.

Action 2.3: 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.

Action 2.4: Support Lee Vining as a host for YARTS services such as the High Country Hiker Shuttle.

Policy 3: Support a sufficient bed base and visitor accommodations to support the tourism industry.

Policy 4: Diversify and promote recreation opportunities during the shoulder seasons and winter.^{27, 31}

Action 4.1: Identify and implement potential shoulder season and winter opportunities, such as ice climbing.

Action 4.2: Work with applicable entities to increase access and activities.

Policy 5: Keep public roads open as long as practical during the shoulder season to provide access to recreation activities and other communities.^{27, 31}

Policy 6: Promote collaboration with organizations in the region to enhance tourism.

Action 6.1: Support the designation of US 395 as a National Scenic Byway.

Policy 7: Keep up-to-date airport planning documents, such as the Lee Vining Airport Master Plan and Lee Vining Airport Land Use Compatibility Plan.

Action 7.1: Initiate community conversations about the opportunities available through an expansion of airport-related services.²⁵

Action 7.2: Consider visual sensitivity of the Lee Vining Airport surroundings to prevent further degradation of the Scenic Area.¹²

Action 7.3: The County shall complete the revegetation project at the Lee Vining Airport to address visibility and dust concerns.¹²

Objective C

Diversify the existing economic base and employment opportunities to achieve a more sustainable economy.^{30, 31}

Policy 1: 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.” (See Appendix A.)

Policy 2: 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.

Action 2.1: Research programs and other mechanisms that could offer financial incentives for small businesses.²⁹

Action 2.2: Catalog the specific businesses identified in the action plan workshops and the community survey for inclusion in the Economic Development Plan. (See Appendix C.)

Policy 3: Encourage and support new development within Lee Vining.

Action 3.1: 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, Objective E, Action 3.1), and prescriptive building designs, such as ground-mounted solar systems and residential decks.²⁹

Policy 4: Encourage a diversity of uses and services, and a healthy business environment, which recirculates the dollars spent in the community.

Action 4.1: Convene local business owners to initiate discussions about a healthy economy.

Policy 5: Support the revitalization of Main Street.⁵¹

Action 5.1: Pursue planning, implementation grants, and funds to support Main Street and Livable Community goals, such as the Scenic Byway planning grant.

Action 5.2: Explore options for encouraging and facilitating the use of vacant commercial space for new businesses.

Action 5.3: Encourage businesses to provide public gathering spaces to contribute to the vitality and activity of Main Street.

Action 5.4: 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.

Policy 6: Encourage locally-produced goods and services, including food production for local consumption of locally produced food.⁴⁹

Action 6.1: Work with local food producers and relevant permitting authorities, such as Mono County Environmental Health, to enable public consumption.

Action 6.2: Establish a market for locally produced foods, such as a farmers market, door-to-door sales, or local purchase by businesses or institutions.

Action 6.3: Support and promote community, school, and backyard gardens, and other types of urban agriculture.

Policy 7: Encourage businesses and services to remain open year round.³⁰

Policy 8: Support infrastructure to expand home-based businesses.²⁸

Action 8.1: Support the efforts of Digital 395.

Policy 9: Support continued and new agricultural and grazing uses in the Mono Basin, the potential for agricultural tourism, and consider incentives or other mechanisms to increase viability of agricultural operations.^{21, 22, 23}

GOAL 3: Build a safe, friendly community where people feel connected, work together to resolve community issues, and are involved in community activities and events.³⁴

Objective A

Build healthy social connections and interactions that contribute to a sense of community.

Policy 1: Improve interactions and support between community and the schools.⁴⁶

Action 1.1: Open a dialog with the schools with the intention of initiating a collaborative relationship, and share community suggestions about building mutual support, including:⁴⁶

- 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 the school and community by making school facilities accessible and encouraging community use.

Policy 2: Support the provision of higher education and workforce development programs.^{37, 49}

Action 2.1: Promote the development of vocational programs and higher education services.

Action 2.2: Connect the Mono Basin residents to Mono County’s career services program.

Policy 3: Support factual media coverage and accurate community information sharing.⁴¹

Action 3.1: 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).

Action 3.2: Develop and maintain a local community calendar.

Policy 4: Cultivate community leadership.^{49, 51}

Action 4.1: As a principle, support decision making that empowers and strengthens the community and that achieves meaningful results.

Action 4.2: As a principle, address community issues and concerns rather than positions, and seek common ground and win-win situations.

Action 4.3: Maintain representation on the RPAC that encompasses the diversity of the community.

Action 4.4: 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.

Action 4.5: Consider refining the role and responsibility of the RPAC by reviewing the bylaws.

Policy 5: Support various cultural and ethnic groups in the community.

Action 5.1: Assist the Kutzadika Mono Lake Indian Community's efforts to obtain formal tribal recognition, a land base, and community services.⁴⁰

Action 5.2: Support community interaction that celebrates and invites multicultural participation and educational opportunities.³⁶



Mark Twain Days on Mono Lake, 1933
Courtesy of the Mono Basin Historical Society

Objective B

Encourage and support local events and programs that provide community and youth activities, capitalize on the tourist economy, and bring the community together.

Policy 1: Identify key community events that excite residents and resonate with the community.^{35, 45}

Action 1.1: 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.⁴⁵

Action 1.2: Encourage the pooling, coordinating and sharing of resources for events.

Policy 2: 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).³⁶

Policy 3: Support outdoor education, supervised and unsupervised activities, and facilities for youth.^{42, 44}

Action 3.1: Work with the school district and community groups to develop after-school and summer programs.⁴⁹

Action 3.2: Work with the library to enhance service offerings and activities for youth and the community.⁴⁷

Action 3.3: Support natural history education and interpretive programs, and encourage the Kutzadika Mono Lake Indian Community to share its local knowledge and history.^{40, 49}

Objective C

Encourage people to volunteer in the community and participate in events.⁴⁵

Policy 1: Organizations should honor and take care of their volunteers.

Policy 2: Promote a positive, nonpolitical, inclusive social environment that attracts volunteers.

Policy 3: Advertise the events, including the use of social networking.

Action 3.1: Post community events in the community calendar of local papers, local radio stations, and other media.

Action 3.2: Advertise events through any local communication networks that are developed.

Policy 4: Recruit all residents, especially younger residents.

Action 4.1: Engage high school students, teachers, seniors, nonprofits, and service clubs to provide volunteers and event leadership.

Policy 5: Foster ownership of events by volunteers.

Action 5.1: Engage volunteers in planning the events.

APPENDICES

- A. **Appendix A:** General Plan Policies
- B. **Appendix B:** Action Plan Matrix & Capital Facilities
- C. **Appendix C:** Workshop Results Summary
- D. **Appendix D:** Community Survey
- E. **Appendix E:** Survey Results Summary
- F. **Appendix F:** Policy Development & Public Comment
- G. **Appendix G:** Outreach Flyers

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APPENDIX A: GENERAL PLAN POLICIES



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APPENDIX A: GENERAL PLAN POLICIES

The Mono Basin Community Plan incorporates by reference policies from the Mono County General Plan, which are compiled in this Appendix for completeness.

1. CONSERVATION/OPEN SPACE ELEMENT, CULTURAL RESOURCES

2. CIRCULATION ELEMENT

- *Livable Communities*
- *Mono Basin Policies*
- *Yosemite Policies*

3. LAND USE ELEMENT

1. CONSERVATION/OPEN SPACE ELEMENT, CULTURAL RESOURCES

GOAL: Identify, preserve, restore, and interpret cultural resources¹ in Mono County.

Objective A

Provide a comprehensive approach to cultural resource management.

Policy 1: Establish a Cultural Resource Management Program.

Action 1.1: Develop a Cultural Resource Management Ordinance that includes criteria, standards, and guidelines for identifying, preserving, and protecting the County's cultural resources.

Action 1.2: Establish a Cultural Resource Management Commission ("the Commission") to administer the Cultural Resource Management Program, to identify cultural resources, to apply for cultural resource grants, to act as a liaison with federal, state, and local agencies involved in cultural resource management, and to review development proposals affecting significant cultural resources.

Policy 2: Obtain funding to implement the Cultural Resource Management Program.

Action 2.1: Apply to the State Office of Historic Preservation for Certified Local Ordinance Status and Certified Local Government status.

¹In Mono County, cultural resources include buildings, sites, structures, objects and districts of interest to Mono County, the region, California and the nation. The term "cultural resources" includes both archaeological and historical resources.

Appendix A: General Plan Policies

Action 2.2: 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.

Policy 3: Encourage private preservation and conservation efforts.

Action 3.1: 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.

Action 3.2: Encourage productive and economically attractive uses of historic properties and structures.

Action 3.3: Provide technical assistance to private owners of cultural resource properties wishing to preserve, protect, or restore their properties.

Policy 4: Encourage a coordinated and cooperative approach to cultural resource management.

Action 4.1: Work with appropriate federal, state, and local agencies in the development and implementation of the Cultural Resource Management Program.

Action 4.2: Develop procedures for consulting with local Native American groups and with the California Native American Heritage Commission to ensure that federal and state requirements concerning the preservation and protection of Native American remains are met.

Action 4.3: Adopt provisions in the Cultural Resource Management Ordinance to ensure that traditional Native American religious and cultural practices are protected.

Objective B

Identify and inventory cultural resources in Mono County.

Policy 1: Work with private land owners to conduct a comprehensive inventory of cultural resources on private lands.

Action 1.1: 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.

Action 1.2: Investigate cooperative approaches to conducting a cultural resources inventory.

Action 1.3: Seek public involvement in the inventory process.

Action 1.4: Seek funding and establish procedures for an ongoing update of the inventory.

Objective C

Preserve, protect, and restore (where appropriate) the cultural resources of Mono County.

Policy 1: 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.

Action 1.1: 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:

- a. 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
- b. conflicting with established recreational, educational, religious or scientific uses of the area.

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 cultural resources in the general project vicinity;
- d. describe the impacts of the proposed development upon cultural resources within the project site and on surrounding areas; and
- e. recommend project alternatives or measures to avoid or mitigate impacts to cultural resources.

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

Action 1.2: Develop criteria in cooperation with other federal, state, and local agencies, to determine which cultural resources are significant.

Action 1.3: 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.

Action 1.4: 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.

Action 1.5: Make recommendations to the Board of Supervisors concerning the local designation of cultural landmarks and districts.

Policy 2: 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.

Appendix A: General Plan Policies

Policy 3: Establish buffer zones around significant cultural resource sites to protect the integrity of the resource, as well as the integrity of the setting.

Action 3.1: Work with the State Department of Parks and Recreation to address compatible land uses adjacent to State Historic Park properties.

Action 3.2: Encourage the State to purchase properties adjacent to State Historic Park properties in order to prevent impacts from future adjoining incompatible uses.

Action 3.3: Support the acquisition of areas with cultural resource values by federal or state land management agencies or land conservation organizations.

Action 3.4: Protect existing open space and/or designate or acquire open space around identified cultural properties to provide buffer space and to protect historic settings.

Action 3.5: Encourage other federal, state, and local agencies, as well as private individuals and organizations, to provide buffer zones around cultural properties.

Policy 4: Restore and maintain significant cultural resource sites.

Action 4.1: Adopt policies and standards in the Cultural Resource Management Ordinance for the maintenance and restoration of significant cultural resources.

Action 4.2: Establish a fund for the purchase, maintenance, and restoration of significant cultural resources.

Action 4.3: Study the potential of amending the General Plan to establish a cultural resource overlay zoning designation and/or local cultural resource or historic districts.

Policy 5: Implement incentives to encourage private preservation and conservation efforts.

Action 5.1: Develop tax incentives for the preservation or faithful restoration of properties with identified cultural resource value.

Action 5.2: Adopt the State Historic Building Code, in lieu of the Uniform Building Code, for significant historic structures.

Action 5.3: Establish requirements in the Cultural Resource Management Ordinance for compatible alterations and additions to historic structures.

Action 5.4: Allow minor variations from land use designation requirements (e.g., setbacks, parking standards) to maintain the historic quality of cultural properties.

Objective D

Interpret and make accessible to the public cultural resources in Mono County where feasible and appropriate.

Policy 1: Develop cooperative interpretation and education programs on cultural resources in Mono County.

Action 1.1: 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.

Action 1.2: 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 shall make these handouts available at existing visitor facilities.

Objective E

Promote Mono County's cultural resources, when feasible and appropriate.

Policy 1: Highlight Mono County's cultural resources, when feasible and appropriate, in promotional materials.

Action 1.1: 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.

Action 1.2: Encourage the USFS, the BLM, the county Chamber of Commerce, local Chambers of Commerce, and the Town of Mammoth Lakes to include cultural resources and activities in promotional materials.

Action 1.3: Encourage local communities and Chambers of Commerce to develop and promote local historically-oriented special events.

Action 1.4: Encourage local communities and agencies to support and promote traditional folk arts such as Native American arts and crafts and traditional western crafts.

Action 1.5: Study the feasibility of establishing a County historic designation program, with roadside markers.

2. CIRCULATION ELEMENT

Livable Communities

GOAL I 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.

POLICY 1: Design or modify roadways to keep speeds low within community areas in order to provide a safe, walkable pedestrian environment through communities.

Objective 1.1: Design or modify roadways to keep speeds on local streets in accordance with Mono County Code 11.12.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

Appendix A: General Plan Policies

Objective 1.2: Design or modify roadways inside communities to keep speeds on arterials and collectors in accordance with Mono County code 11.12.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

Objective 1.3: Increase pedestrian and transit friendliness of streets by using context sensitive design measures such as those listed below. Some of these measures may not be appropriate on interregional routes.

- Gateway entrances
- Narrower travel lanes (10-11 feet)
- Medians with turning pockets
- Bike lanes
- Provision for parking lanes (7-8 feet)
- Roundabouts
- Bus pullouts for regional and intra-city bus service
- Landscaping between street and sidewalk (including triple tree canopy with median)
- 6-12 foot wide sidewalks at right-of-way line
- Textured or colored pavement materials in sidewalks and streets in selected locations
- Neckdowns
- 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 speed limits through towns

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

POLICY 2: Increase safety, mobility and access for pedestrians and bicyclists within community areas.

Objective 2.1: Design the street system with multiple connections and direct routes.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

Objective 2.2: Provide networks for pedestrians and bicyclists that are as safe as the network for motorists. Create functional, safe and secure travel ways for pedestrians and bicyclists may include the following measures:

- Sidewalks with ample widths
- Vertical curbs
- Planter strips to separate sidewalks from the street
- Parked cars along the street
- Crosswalk lanes provided at regular and frequent intervals
- Raised medians with pedestrian refuges where warranted on wide streets
- Adequate lighting
- Bus pullouts for regional and intra-city bus service

Bicycle lanes in town centers serving as a 5 or 6 foot buffer between the parking lane or sidewalk and the travel lane. Bicycle lanes should be striped or extra wide curb lanes should be provided.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

Objective 2.3: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets; e.g., separate trails along direct routes and new access points for walking and biking.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

Objective 2.4: Incorporate transit-oriented design features into streetscape renovations; e.g., covered shelters, marked bus pull-outs.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

POLICY 3: Transform communities into more attractive, functional, safe and enjoyable spaces.

Objective 3.1: Utilize context sensitive traffic control alternatives wherever feasible. Explore alternatives to traffic signals including 4-way stop signs and roundabouts.

Timeframe: Ongoing over the 20-year timeframe of this plan; implement at time of project approval.

Objective 3.2: Provide streetscape improvements; e.g., lighting (for edges, walkways, and to screen parking areas), landscaping, benches, trash receptacles.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 3.3: Maintain public spaces; e.g., pressure wash sidewalks, remove litter, groom landscaping, repair damaged benches and trash receptacles.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 3.4: 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.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 3.5: Work to improve ADA access in all communities.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 3.6: As land uses and building changes occur, seek to provide a walkable development pattern with a mix of uses within that area.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 3.7: Improve parking in community areas by implementing 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 commercial or other structures.

Timeframe: Ongoing over the 20-year timeframe of this project.

POLICY 4: Consider and develop context sensitive design measures for communities. Work with Caltrans to consider and develop “context sensitive design” standards for communities along state Highways including the inter-regional routes.

Objective 4.1: Work with Caltrans to consider and develop context sensitive design standards within developed communities on the state highway system.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 4.2: Identify and develop a demonstration projects for the implementation of context sensitive designs and measure their success.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 4.3: Monitor the work of Caltrans, Division of New Technologies, to keep abreast of new products and features as they are approved.

Timeframe: Ongoing over the 20-year timeframe of this project.

Objective 4.4: 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.

Timeframe: Ongoing over the 20-year timeframe of this project.

MONO BASIN POLICIES²

GOAL

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; which invites pedestrian use, provides for pedestrian and cyclist safety and contributes to the vitality and attractiveness of the Lee Vining community; and which facilitates travel to Yosemite and other nearby points of interest.

OBJECTIVE A

Provide operational and safety improvements along highways in the Mono Basin.

Policy 1: Promote the inclusion of safety improvements along Highways 395, 120, and 167 in routine maintenance projects.

Action 1.1: Request Caltrans to incorporate turnouts for scenic viewing and congestion relief into highway rehabilitation projects in the Mono Basin.

Action 1.2: 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 Highway 395, consistent with state law.

Policy 2: Fully consider the safety needs of cyclists and pedestrians, as well as motorists, in the design and maintenance of highway improvements.

² These policies are from the Mono Basin Multi-modal Transportation Plan.

- Action 2.1:* Work with Caltrans, the Mono LTC, and other applicable agencies to ensure that pedestrian needs and opportunities are addressed in the design and environmental assessment phases of road projects.
- Action 2.2:* Recommend the incorporation of appropriate measures to slow traffic approaching Lee Vining on Highway 395 from the south.

OBJECTIVE B

Provide a comprehensive coordinated trail system in the Basin for use by bicyclists, pedestrians, and equestrians.

- Policy 1:* Periodically review, update and implement the Mono Basin portions of the Mono County Trails and Bikeway Plan.
- Action 1.1:* The Mono Basin RPAC shall annually review the Mono County Trails and Bikeway Plan and recommend appropriate adjustments.
- Action 1.2:* Request Caltrans to incorporate wider shoulders sufficient for bike travel (8 feet) into highway rehabilitation projects in the Mono Basin.
- Action 1.3:* 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.

OBJECTIVE C

Improve parking opportunities in Lee Vining.

- Policy 1:* Pursue the development of additional parking for the Lee Vining central business district.
- Action 1.1:* Assess the availability of feasible parking sites near or within the central business district.
- Action 1.2:* 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.
- Action 1.3:* Investigate and designate suitable sites for truck parking near Lee Vining.
- Policy 2:* Manage existing and future parking areas in a manner that maximizes their utility and minimizes conflicts with residential land uses.
- Action 2.1:* Develop design standards for parking lot development to ensure that parking areas are landscaped and buffered to prevent noise, air pollution, and visual impacts on nearby properties.

Appendix A: General Plan Policies

- Action 2.2:* Consider amendments to the Mono County parking requirements (Mono County Land Development Regulations) for commercial uses in Lee Vining, such as reducing the number of required parking spaces and relaxing paving requirements.
- Action 2.3:* Consider prohibiting truck parking along local streets in Lee Vining and restricting truck parking to designated areas outside of Lee Vining, but within walking distance.
- Action 2.4:* Consider requiring new development or expansion of existing development to provide twenty percent of their required parking spaces for oversize uses, i.e. trucks, trailers, buses, RVs.

OBJECTIVE D

Continue to explore additional elements that may be suitable for the comprehensive streetscape plan for the Lee Vining commercial district that enhance pedestrian safety and make Lee Vining a more attractive place to walk, live and work.

Policy 1: Develop a collaborative set of policies for the Highway 395 corridor through Lee Vining. Participating entities should include:

- Mono County
- Local Transportation Commission
- Local businesses
- Caltrans
- Lee Vining community
- Lee Vining Public Utility District
- Lee Vining Fire Protection District

Policies should address:

- Road improvements
- Underground utility placement
- Pedestrian facilities
- Community entryway improvements
- Cross walks
- Street furniture/trash bins
- Parking
- Lighting
- Transit facilities
- Speed limits and enforcement
- Signage
- Corridor aesthetics
- Landscaping/fencing
- Architectural themes
- Drainage facilities

Policy 2: Pursue available funding for streetscape improvements.

Action 2.1: Prepare Project Study Reports for projects which implement the streetscape plan to qualify for State Transportation Improvement Program funding.

Action 2.2: Request the inclusion of Lee Vining streetscape improvement projects in the Regional Transportation Improvement Program and the State Transportation Improvement Program.

- Action 2.3:* Seek grant funding, including Transportation Enhancement Activities (TEA) funds, Environmental Enhancement and Mitigation Program (EEMP) funds, and Community Development Block Grants (CDBG) funds to implement the streetscape plan.
- Action 2.4:* Work with Caltrans through the highway project planning and environmental review processes to fund applicable aspects of the streetscape plan through project mitigation and design.
- Policy 3: Ensure that streetscape improvements are compatible with maintenance practices and capabilities.
- Action 3.1:* 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.
- Action 3.2:* Aggressively pursue innovative ways of meeting both community improvement needs and subsequent maintenance requirements.
- Action 3.3:* Conduct periodic meetings with the community, affected businesses, and maintenance providers to monitor the success of improvements and to adjust plans as necessary.
- Policy 4: Improvement designs for the Highway 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.

OBJECTIVE E

Continue to plan for and improve airport facilities to expand air travel opportunities for residents and to increase tourism opportunities.

- Policy 1: Prepare and maintain an airport master plan for the Lee Vining Airport.
- Action 1.1:* Pursue funding for preparation of a Lee Vining Airport Master Plan.
- Action 1.2:* Promote the use and improvement of the Lee Vining Airport for Yosemite travelers as the closest airport to Yosemite National Park.

OBJECTIVE F

Coordinate circulation improvements with land development in a manner that maintains the small town quality of life for residents.

- Policy 1: Transportation improvements should accompany development projects that impact the circulation infrastructure.
- Action 1.1:* 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.

Appendix A: General Plan Policies

Action 1.2: Promote land development that enables people to live near their workplaces and that reduces dependence on the automobile.

OBJECTIVE G

Consolidate road maintenance facilities when feasible.

Policy 1: Coordinate maintenance facility planning among Mono County, Caltrans, and other agencies in the Mono Basin.

Action 1.1: Request Caltrans to include Mono County and other agencies in the planning of its new road maintenance facility in the Mono Basin.

OBJECTIVE H

Provide for the transportation needs of the Yosemite area traveler in a manner consistent with the Yosemite Area Regional Transportation System (YARTS).

Policy 1: Coordinate Lee Vining transportation planning with the YARTS and local transportation providers.

Action 1.1: 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.

Action 1.2: 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.

Action 1.3: Assist YARTS by facilitating a community dialog on Yosemite transportation issues and policies.

OBJECTIVE I

Utilize technological advances to reduce demands on local roads and transportation facilities, and to provide convenient road and tourist information to area travelers.

Policy 1: Utilize technological advances to disseminate travel information in the region.

Action 1.1: Support Caltrans efforts to install changeable message signs at key locations along Highway 395 to disseminate travel information.. Signs should be appropriate for a rural setting and should not be billboard/urban style signs.

Action 1.2: Promote expanded use of the Internet, teleconferencing, and other technological means to reduce vehicle trips with the Mono Basin.

YOSEMITE POLICIES

GOAL

Yosemite National Park is a national and world-wide 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 by strengthening the relationship between the Yosemite region and its eastern gateway.

OBJECTIVE A

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 its role in a national conservation ethic. These resources are to be made available for enjoyment, education, and recreation while leaving them unimpaired.

- Policy 1: Management of Yosemite's congestion and access should be accomplished in a way that does not adversely affect the quality of life and quality of experience in gateway communities.
- Policy 2: Work cooperatively with the National Park Service to support environmental preservation within the Yosemite region.
- Policy 3: Transit related infrastructure should maximize consideration for the environment.

OBJECTIVE B

Improve opportunities for access by alternative modes (transit, bicycles, pedestrians, air, other non-auto modes).

- Policy 1: In support of YARTS regional transit and other alternative modes for access to Yosemite, encourage multi-modal infrastructure projects that compliment the gateway communities, emphasize alternatives to the auto, and integrate joint use of facilities.
- Policy 2: 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.
- Policy 3: High priority should be given to developing a parking facility in the Crane Flat/Highway 120 junction area.
- Policy 4: Maintenance and improvement projects on Highway 120 should focus on accommodating alternative transportation modes.
- Policy 5: Encourage Yosemite National Park, Caltrans, and Mono County to work cooperatively to develop bicycle facilities on Highway 120 both within and outside the Park.

Appendix A: General Plan Policies

- Policy 6: Encourage the development of a transit connection between the east side and Tuolumne Meadows.
- Policy 7: YARTS should be designed to accommodate bicyclists and bikes.

OBJECTIVE C

Encourage diversity in visitor destinations and experiences.

- Policy 1: The Yosemite Area Regional Transportation System (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.
 - b. Encouraging Yosemite National Park to promote 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.
- Policy 2: Plan for and promote the concept that the Yosemite experience begins in the gateway communities. Marketing the Yosemite experience should be a countywide effort.
- Policy 3: Provide facilities that support a diversity of visitors.

OBJECTIVE D

Provide for safe and consistent access between Yosemite National Park and its eastern gateway.

- Policy 1: 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 Tioga Road (Highway 120 West).
- Policy 2: Promote opening the areas along Highway 120 to Tuolumne Meadows as soon as conditions are safe. Provide sewage system alternatives to facilitate this policy.
- Policy 3: Consider using pricing mechanisms as a means to fund Tioga Road opening activities.
- Policy 4: Accurate and timely information about conditions in the Park should be available in the gateway communities.
- Policy 5: Maintenance and improvement projects on Highway 120 should focus on improving safety, including providing turnouts to allow for safe stops and passing areas.

OBJECTIVE E

Develop transportation infrastructure that supports access to and within the gateway communities.

- Policy 1: Highway 120 should remain a trans-Sierra highway open to through traffic.
- Policy 2: Support improvements to key access routes to Mono County and the eastern gateway corridors.
- Policy 3: Resource management decisions in the Park (e.g. changes in allowable land uses, access, and overnight accommodations) should consider associated impacts to gateway communities and access corridors.

3. LAND USE ELEMENT

Countywide Land Use Policies

GOAL: Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

Objective H

Maintain and enhance the local economy.

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

Policy 2: Assess the economic costs and benefits of proposed development projects.

Action 2.1: Future development projects with the potential to have significant local socioeconomic impacts shall provide a fiscal impacts analysis. The analysis shall:

- a. be funded by the applicant;
- b. be prepared by a qualified person under the direction of Mono County;
- c. include a market analysis documenting:
 - the demand for such a project over a reasonable timeframe;
 - the projected direct and indirect revenues generated by the project within the general project vicinity, over a reasonable timeframe;
 - the projected direct and indirect costs associated with the service demands generated by the project, its employees, and operations during the anticipated project lifetime;
 - the projected short-term and long-term economic costs and benefits resulting from the project over its life span; and

Appendix A: General Plan Policies

- phasing from initial construction to a point following termination of use or closure, if applicable;
- d. 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
- e. recommend project alternatives or measures to avoid or mitigate economic impacts.

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 socioeconomic impacts may be approved only if a statement of overriding considerations is made through the EIR process.

Action 2.2: In determining the significance of the environmental impacts of a development proposal, consider the relationship of the potential economic and social changes to the potential environmental changes resulting from the project.

Policy 3: Ensure that future development does not significantly impact governmental service providers.

Action 3.1: 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 which occurs in the incorporated area. Affected county services include, but are not limited to, the following:

- Social Services,
- Health Services, including Mental Health Services,
- Libraries,
- Justice System, including Courts, District Attorney and Public Defender, Sheriff, and Probation departments,
- Regional Parks and Recreation,
- General Administration and Finance

In accordance with state law (Government Code § 53077), these exactions will not exceed the benefits derived from the project.

Policy 4: Develop strategies to improve the county's economic climate.

Action 4.1: Appoint a countywide advisory task force, or several such community groups, to advise the Board of Supervisors on economic development plans and projects.

Action 4.2: The Task Force shall develop a countywide Economic Development Plan, or several such plans for community areas.

Action 4.3: Work with applicable entities to encourage economic development projects in appropriate areas.

Action 4.4: Pursue state and federal funds and private funding for economic development projects.

Action 4.5: Promote economic development that is consistent with General Plan goals and objectives relating to land use, open space, and conservation of natural resources.

Action 4.6: Develop a multi-year Capital Improvement Program to respond to long-range infrastructure needs for existing and future community development.

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

Action 5.1: Encourage and promote the preservation and expansion of the county's tourist and recreation-based economy.

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

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

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

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APPENDIX B: ACTION PLAN MATRIX & CAPITAL PROJECTS

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APPENDIX B: ACTION PLAN MATRIX & CAPITAL PROJECTS

The Action Plan Matrix is a listing of the actions identified in the Community Plan to implement policies. The parties responsible for leading the action, other key collaborative parties, and a target time frame are included to facilitate accomplishing each effort. Time frames are organized into ongoing, 1-3, 3-5, 5-10, 10-20 and 20+ year segments to generally indicate priority. The RPAC is invited to use the action plan matrix and the Community Plan to prioritize issues and develop an annual work plan. A list of potential capital facilities projects identified in the Plan is provided after the Action Plan Matrix in order to facilitate project development.

Extensive collaboration and direct partnerships with the broad array of public and private entities in our region will be required to implement these actions. As issues mature or next steps become more apparent, the lead and/or collaborating parties may change. Acronyms for parties identified in the matrix are listed below:

| | | | | |
|----------|---|--|--------|--|
| BLM | Bureau of Land Management | | KCCD | Kern Community College District |
| CAL FIRE | California Department of Forestry and Fire Protection | | LADWP | Los Angeles Department of Water and Power |
| CDFG | California Department of Fish and Game | | LVCPC | Lee Vining Community Presbyterian Church |
| CHP | California Highway Patrol | | LVCC | Lee Vining Catholic Church |
| COC | Lee Vining Chamber of Commerce | | LVFPD | Lee Vining Fire Protection District |
| ESCFM | Eastern Sierra Certified Farmers Market | | LVPUD | Lee Vining Public Utilities District |
| ESUSD | Eastern Sierra Unified School District | | MBHS | Mono Basin Historical Society |
| FOI | Friends of the Inyo | | MC-BOS | Mono County Board of Supervisors |
| IRWMP | Integrated Regional Water Management Plan | | MC-CDD | Mono County Community Development Department |
| MC-EDD | Mono County Economic Development Dept. | | MC-EH | Mono County Environmental Health |

Appendix B: Action Plan Matrix & Capital Projects

| | | | | |
|---------------|---|--|-------|--|
| MC-Facilities | Mono County Facilities | | RCD | Resource Conservation District |
| MC-HA | Mono County Housing Authority | | RPAC | Regional Planning Advisory Committee |
| MC-IT | Mono County Information Technology | | SCE | Southern California Edison |
| MC-LTC | Mono County Local Transportation Commission | | TOML | Town of Mammoth Lakes |
| MC-PC | Mono County Planning Commission | | UCCE | University of California Cooperative Extension |
| MC-PWD | Mono County Public Works Department | | USFS | United States Forest Service |
| MC-Sheriff | Mono County Sheriff | | USFWS | United States Fish and Wildlife Service |
| MCFPD | Mono City Fire Protection District | | YGP | Yosemite Gateway Partners |
| MLC | Mono Lake Committee | | YNP | Yosemite National Park |

GOAL 1: 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.

Objective 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.

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|------------------------|--|-------------|
| Action 1.1: Explore options for encouraging and facilitating the use of vacant commercial space for new businesses. | MC-CDD, MC-EDD | RPAC, COC, business community | 1-3 Years |
| Action 1.2: Pursue brownfields grants to assist with rehabilitation. | MC-CDD, MC-PWD | | 5-10 Years |
| Action 2.1: Work with appropriate agencies to provide for developable lands adjacent to Lee Vining. The Landownership Adjustment Project Final Report should be referenced for opportunities, policies and procedures. | MC-CDD, MC-Facilities | RPAC, USFS, BLM, LADWP, private landowners | 10-20 Years |
| Action 2.2: Designate lands adjacent to Lee Vining for community expansion in the Land Use Element. | MC-CDD | RPAC, USFS, BLM, LADWP | 1-3 Years |
| Action 2.3: Work with service providers to ensure adequate infrastructure and service capacity for any expansions. | MC-CDD, MC-PWD, MC-EH | LVPUD, SCE, LVFPD, MCFPD, IRWMP | ongoing |

Objective B: Manage build-out of the Mono City subdivision to retain its rural character.

| | | | |
|--|--------|-----|------------|
| Action 1.1: Coordinate with the BLM to ensure the next update the Bishop Resource Management Plan reflects the agreement to remove APN 019-110-010 from the BLM disposal list. | MC-CDD | BLM | 5-10 Years |
|--|--------|-----|------------|

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|------------------------|--|--|
| Objective C: Encourage building types and architectural design compatible with the scenic and natural attributes of the Mono Basin. | | | |
| Action 1.1: Encourage the siting and design of buildings to complement the natural environment and preserve open space. | MC-CDD | MC-PC and possibly MC-BOS for discretionary projects | ongoing |
| Action 1.2: Provide for low intensity uses (e.g., low density residential uses) outside of Lee Vining and Mono City. Higher intensity uses (e.g., limited commercial, industrial, and resource extraction) may be permitted if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher intensity uses should not adversely impact the area's scenic, recreational, historical, and natural resources. | MC-CDD | | ongoing: based on General Plan Land Use Designations |
| Action 1.3: Require preparation of a Specific Plan and environmental review in compliance with CEQA for subdivisions of 10 parcels or more that are not within or adjacent to Lee Vining or Mono City. | MC-CDD | MC-BOS, MC-PC | ongoing |
| Action 1.4: Require preparation of a Specific Plan or PUD for development projects proposed on federal exchange lands (parcel maps are exempt from this requirement). | MC-CDD | MC-BOS, MC-PC | ongoing |
| Action 1.5: Periodically review the Conway Ranch Specific Plan, Tioga Inn Specific Plan and any other future specific plans in the Mono Basin. | MC-CDD | | ongoing |
| Action 2.1: Encourage the siting and design of buildings to preserve scenic vistas. | MC-CDD | MC-PC and possibly MC-BOS for discretionary projects | ongoing |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|--|--|--------------------------------------|
| Action 2.2: Designate public view corridors that visually connect the community to the natural environment and establish development standards to avoid impacts. | MC-CDD | MC-BOS, MC-PC, RPAC | 1-3 years |
| Action 2.3: Explore potential incentives related to energy efficiency and “green” building practices. | MC-CDD | RPAC, SCE, COC, business community | ongoing |
| Action 2.4: Support the expansion and promotion of recycling programs, and encourage the inclusion of recycling services in new commercial facilities. | MC-CDD (new projects), business community (existing efforts) | MC-PWD, TOML | 1-3 years |
| Action 2.5: County-owned buildings should set an example by implementing green building technologies. | MC-Facilities | MC-CDD, MC-PWD | in progress: Bridgeport Campus |
| Action 3.1: Require compliance with and enforce the Dark Sky Regulations. | MC-CDD | COC | ongoing |
| Action 3.2: Retrofit existing lights on County-owned properties and public right-of-ways to conform to Dark Sky regulations. | MC-PWD, MC-PWD | Caltrans, ESUSD, USFS | 3-5 years |
| Action 3.3: Outreach to other public agencies operating facilities within the Mono Basin about the benefits of Dark Sky regulations and to encourage the use of compliant light fixtures. | RPAC, MC-CDD | COC, USFS, Caltrans, MCOE, ESUSC, SCE | 1-3 years |
| Action 4.1: 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. | MC-CDD | MC-PC and possibly MC-BOS for discretionary projects | ongoing |
| Action 5.1: Encourage applicants to meet residential standards to protect the character of residential areas and Lee Vining and facilitate compatible uses within the Commercial Land Use Designation. | MC-CDD | MC-PC and possibly MC-BOS for discretionary projects | ongoing |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|-------------------------|---|---|
| Objective D: Maintain, protect, and enhance the natural, historical, and recreational attributes of the Mono Basin. | | | |
| Action 1.1: Request resource agencies present information to and work with the Mono Basin RPAC and the community as public resource management issues arise. | MC-CDD, RPAC | USFS, BLM, USFWS, CDFG, LADWP, Caltrans | ongoing |
| Action 2.1: Implement Objective B, Policy 1 (Conservation/Open Space Element, Cultural Resources) and the associated actions to identify and inventory cultural and historic resources in the Mono Basin. | MC-CDD | USFS, BLM, MBHS, Kutzadika Tribe | 3-5 years |
| Action 2.2: Implement Objective C, Policy 1 (Conservation/Open Space Element, Cultural Resources) and the associated actions to preserve, protect and restore (where appropriate) the cultural and historic resources of Mono County. | MC-CDD | USFS, BLM, MBHS, Kutzadika Tribe | 3-5 years |
| Action 2.3: Identify any cultural and historic resources that should be recognized and protected via registration with the State and/or National Register of Historic Places. | MC-CDD | USFS, BLM, MBHS, Kutzadika Tribe | 3-5 years |
| Action 2.4: Consult the Kutzadika Mono Lake Indian Community on potential impacts to cultural and historic resources as described in Government Code §65352.3, which outlines local government requirements for tribal consultation. | MC-CDD, Kutzadika Tribe | MBHS | ongoing as projects occur, 3-5 years based on inventory |
| Action 3.1: Identify recreation activity and access priorities, and work towards implementation. | TBD | MC-CDD, MC-EDD, USFS, BLM, COC, LADWP, YNP, MLC, FOI, YARTS, ESTA, YGP, Caltrans, CA State Parks, Kutzadika Tribe, Bodie Foundation, business community | 5-10 years |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|-------------------------------|--|---|
| Action 3.2: Coordinate with land management and transportation agencies, such as the BLM, Caltrans, ESTA, YARTS, USFS and LADWP, to ensure adequate access and responsible use. | MC-LTC, MC-CDD | BLM, USFS, LADWP, ESTA, YARTS, Caltrans | 5-10 years |
| Action 3.3: Ensure new development does not impede, and preferentially enhances, existing recreation access and activities. | MC-CDD | MC-PC and possibly MC-BOS for discretionary projects | ongoing |
| Action 4.1: Support aquaculture and other historic uses, such as sheep grazing and agriculture. (Policy 4 references Conway Ranch operations.) | MC-EDD, MC-Counsel | USFS, BLM, CDFG, Caltrans, USFWS, Fisheries Commission, MBHS, agricultural community | in progress |
| Action 4.2: Support facilities and infrastructure in keeping with aquaculture and other historic uses, such as sheep grazing, agriculture, and the restoration of historic buildings. (Policy 4 references Conway Ranch operations.) | MC-EDD, MC-Counsel | USFS, BLM, CDFG, Caltrans, USFWS, Fisheries Commission, MBHS, agricultural community | in progress |
| Action 4.3: Support the full allotment of water to Conway Ranch. (Policy 4 references Conway Ranch operations.) | MC-EDD, MC-Counsel | RPAC, State Water Board | ongoing |
| Action 5.1: Convene RPAC and community members to draft a proposal to LADWP requesting the irrigation of Thompson Meadow and explaining the benefits to LADWP. | RPAC | LADWP | in progress |
| Action 5.2: Support community conversations and planning efforts regarding issues such as Mill and Wilson Creeks, and various ranches and meadows, for example Cain Ranch and Dechambeau Ranch. | MC-Counsel, RPAC | MC-CDD | ongoing: RPAC committee initiated successful conversations with LADWP |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|-------------------------|---|------------|
| Action 6.1: Identify desired trail segments that are supported by the community, and implement trail development. | MC-CDD | USFS, BLM, LADWP, RPAC, Kutzadika Tribe | 1-3 years |
| Action 6.2: Identify and consider impacts to historic lifestyles and existing uses of any potential trail, and consult with the Kutzadika Tribe in particular. | MC-CDD, Kutzadika Tribe | USFS, BLM, LADWP, MBHS | 1-3 years |
| Objective E: Promote well-planned and functional community uses that retain small-town character and increase quality of life. | | | |
| Action 1.1: 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. | MC-HA | MC-CDD, RPAC | 5-10 years |
| Action 1.2: Explore siting affordable 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. | MC-HA | MC-CDD, LADWP, ESUSD, MC-Facilities, Caltrans | 5-10 years |
| Action 1.3: Consider the acquisition and rehabilitation of existing housing for affordable housing, as consistent with Housing Authority policy. | MC-HA | MC-CDD | 5-10 years |
| Action 1.4: Promote affordable housing opportunities that connect the community with housing programs. | MC-HA | MC-CDD | 5-10 years |
| Action 2.1: 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. | MC-CDD | MC-PWD, MC-Facilities, LADWP, private landowners, USFS, RPAC, COC, MC-EDD | 1-3 years |

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|--|---|-----------|
| Action 2.2: Limit the footprint of the new industrial location to previously disturbed areas and consider impacts to viewsheds. | MC-CDD | RPAC | 1-3 years |
| Action 4.1: Research incentives and other tools to support small-scale, local agriculture. | MC-CDD, MC-EDD | Inyo-Mono Agricultural Commissioner's Office, RC&D, UCCE | 3-5 years |
| Action 4.2: Support guidelines for sound grazing management practices on public lands to maintain environmental resource values while supporting agricultural uses. | USFS, BLM, LADWP, agricultural community | CDFG, USFWS | ongoing |
| Action 4.3: Support community and agency discussions to revitalize agricultural and grazing uses, such as sheep 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. | MC-CDD | RPAC, USFS, BLM, LADWP, agricultural community, CDFG, USFWS | 3-5 years |
| Action 5.1: Support Objective C in the Mono Basin Policies of the RTP/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." (See Appendix A) | MC-LTC, MC-CDD | RPAC, COC, business community | 1-3 years |
| Action 5.2: Review residential parking needs and consider modifications to parking requirements. | MC-CDD | RPAC, private landowners | 1-3 years |
| Action 6.1: Prioritize pedestrian safety facilities and improvements on Highway 395 over other facility improvements and as consistent with goals and policies in the RTP/Circulation Element of the General Plan, with an emphasis on the Livable Communities section, and Objectives | MC-LTC, MC-CDD, Caltrans | RPAC, MC-PWD | 3-5 years |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|--------------------------|--|-----------|
| A and D in the Mono Basin Policies. (See Appendix A) | | | |
| Action 6.2: Emphasize safe travel for pedestrians to community and activity centers, such as schools, parks, library, museums and the visitor centers. | MC-CDD, MC-PWD | MC-LTC, Caltrans, RPAC | 3-5 years |
| Action 6.3: Support transit connections in Mono City and Lee Vining that provide local and regional connections for residents and visitors consistent with the RTP/Circulation Element of the General Plan. | MC-LTC | ESTA, YARTS, RPAC, YGP | ongoing |
| Action 6.4: Initiate community discussions to consider pedestrian and street lighting in appropriate locations for safety, connectivity, and comfort and ensure compliance with dark sky ordinance. | MC-LTC, Caltrans, MC-PWD | RPAC | 3-5 years |
| Action 6.5: Pursue the Livable Communities goals and policies in the Circulation Element of the General Plan. | MC-CDD, MC-LTC | MC-PWD, Caltrans | 1-3 years |
| Action 6.6: 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 trains), and makes Lee Vining a more attractive place to walk, live and work. | MC-LTC, MC-CDD, MC-PWD | Caltrans, business community, COC | 3-5 years |
| Action 6.7: Support installation of a bus stop in front of the County Yard in Lee Vining that is accessible to pedestrians. | MC-PWD, ESTA | MC-LTC | Completed |
| <p>Objective F: Provide appropriate public infrastructure and service capability expansion to support development, public safety, and quality of life.</p> | | | |
| Action 1.1: Require development projects to obtain “will-serve” | MC-CDD | LVPUD, LVFPD, MCFPD | ongoing |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|--|---|------------------------|
| letters from applicable service agencies. | | | |
| Action 2.1: Inventory local infrastructure needs and provide support to service providers as appropriate. | LVPUD, LVFPD, MCFPD, other service providers | MC-CDD, MC-PWD | Dependent on providers |
| Action 2.2: Require utility line upgrades and replacements to be undergrounded subject to the findings and analysis required for new utility lines in Chapter 11 – Utilities of the Land Use Element. | MC-CDD, SCE | | 10-20 years |
| Action 2.3: Where feasible, require local utility providers to underground, relocate or visually screen power lines and other facilities in areas of high visual quality. | MC-CDD, SCE | RPAC | 10-20 years |
| Action 2.4: Encourage utility providers to develop an overall plan for the underground installation of all utilities within the Mono Basin. | RPAC | MC-CDD, SCE | 5-10 years |
| Action 2.5: Work with service 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. | MC-CDD | MC-PC and possibly MC-BOS for discretionary projects | ongoing |
| Action 3.1: Identify local hazards, such as dangerous wind areas on Hwy 395, defensible space to reduce wildfire risk, lack of cell phone coverage, and work with the appropriate agencies to mitigate those hazards. | MC-CDD | CHP, MC-Sheriff, Caltrans, LVFPD, MCFPD, USFS, BLM, LADWP, CAL FIRE, local Fire Safe Councils | 1-3 years |
| Action 3.2: Continue working with BLM on the Mono City Emergency Access Road. | MC-CDD | BLM, MCFPD, RPAC, MC-PWD | 1-3 years |
| Action 6.1: Work with the DMV and Social Security to make their services locally available. | RPAC | COC, IMACA | 3-5 years |
| Action 7.1: Identify the needs of the elderly community. | Mono County (formerly IMAAA) | LVCPC, LVCC, IMACA | 1-3 years |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|------------------------|---|------------------|
| <p>Goal 2: 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.</p> | | | |
| <p>Objective A: Plan for a diversified, sustainable economy.</p> | | | |
| <p>Action 1.1: Support Objective H, Policy 4 in the Countywide Land Use Policies of the Land Use Element of the General Plan 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.</p> | <p>MC-CDD, MC-EDD</p> | <p>COC, RPAC, business community</p> | <p>1-3 years</p> |
| <p>Action 1.2: Research and incorporate best practices for economic development in small, rural communities.</p> | <p>MC-CDD, MC-EDD</p> | <p>COC, RPAC, business community</p> | <p>1-3 years</p> |
| <p>Action 1.3: Establish a community-based organization that provides leadership for economic development and includes private citizens, the County/RPAC, local business leader, Chamber of Commerce, as well as other agencies, nonprofits and corporations.</p> | <p>MC-CDD, MC-EDD</p> | <p>COC, RPAC, business community, MC-BOS</p> | |
| <p>Objective B: Enhance and support the existing tourism-related economy.</p> | | | |
| <p>Action 2.1: Support the Yosemite Policies, and Objective H of the Mono Basin Policies, in the RTP/Circulation Element of the General Plan to strengthen the relationship between the Yosemite region and its eastern gateway.</p> | <p>MC-LTC, MC-CDD</p> | <p>ESTA, YARTS, YNP, USFS, COC, YGP</p> | <p>ongoing</p> |
| <p>Action 2.2: Support nearby recreational uses and visitor accommodations, such as existing campgrounds in Lee Vining Canyon and the Mono Basin.</p> | <p>USFS, RPAC</p> | <p>BLM, YNP, COC, MC-Facilities, business community</p> | <p>ongoing</p> |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|-------------------------------|---|---------------|
| Action 2.3: 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. | MC-Facilities, MC-EDD | MC-CDD, LADWP, USFS, BLM, CA State Parks, COC, RPAC, business community | 3-5 years |
| Action 2.4: Support Lee Vining as a host for YARTS services such as the High Country Hiker Shuttle. | MC-LTC, MC-CDD | ESTA, YARTS, RPAC | ongoing |
| Action 4.1: Identify potential shoulder season and winter opportunities, such as ice climbing, and implement. | TBD | MC-CDD, MC-EDD, USFS, BLM, COC, LADWP, YNP, MLC, FOI, YARTS, ESTA, YGP, Caltrans, CA State Parks, Kutzadika Tribe, Bodie Foundation, business community | 3-5 years |
| Action 4.2: Work with applicable entities to increase access and activities. | TBD | MC-CDD, MC-EDD, USFS, BLM, COC, LADWP, YNP, MLC, FOI, YARTS, ESTA, YGP, Caltrans, CA State Parks, Kutzadika Tribe, Bodie Foundation, business community | 3-5 years |
| Action 7.1: Initiate community conversations about the opportunities available through an expansion of airport-related services. | Business community | COC, MC-CDD, MC-EDD, MC-PWD, RPAC | 5-10 years |
| Action 7.2: Consider visual sensitivity of the Lee Vining Airport surroundings to prevent further degradation of the scenic area. | MC-CDD, MC-EDD | RPAC | ongoing |
| Action 7.3: The County shall complete the revegetation project at the Lee Vining Airport to address visibility and dust concerns. | MC-PWD | RPAC | ongoing |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|-------------------------|--|--|
| Objective C: <i>Diversify the existing economic base and employment opportunities to achieve a more sustainable economy.</i> | | | |
| Action 2.1: Research programs and other mechanisms that could offer financial incentives for small businesses. | MC-EDD | MC-CDD, business community | 1-3 years |
| Action 2.2: Catalog the specific businesses identified in the action plan workshops and the community survey for inclusion in the Economic Development Plan. | MC-CDD | MC-EDD | 1-3 years |
| Action 3.1: 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, Objective E, Action 3.1), and prescriptive designs, such as ground-mounted solar systems and residential decks. | MC-CDD, MC-BOS | MC-EDD, MC-PWD, MC-EH | ongoing: building permit fees waived 2011-2012, prescriptive designs underway |
| Action 4.1: Convene local business owners to initiate discussions about a healthy economy. | COC, business community | MC-CDD, MC-EDD | 1-3 years |
| Action 5.1: Pursue planning, implementation grants, and funds to support Main Street and Livable Community goals, such as the Scenic Byway Planning grant. | MC-CDD, MC-LTC | Caltrans, RPAC, MC-EDD | ongoing – 2 awards (Scenic Byway & SGC) |
| Action 5.2: Explore options for encouraging and facilitating the use of vacant commercial space for new businesses. | MC-CDD, MC-EDD | RPAC, COC, business community | 1-3 years |
| Action 5.3: Encourage businesses to provide public gathering spaces to contribute to the vitality and activity of Main Street. | MC-CDD | RPAC, COC, business community | 3-5 years |
| Action 5.4: Support an attractive Main Street through actions such as the promotion of the Mono County Design Guidelines | MC-CDD | RPAC, COC, business | 1-3 years |

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|------------------------|--|------------------------------|
| to complement Lee Vining’s small town character and attract visitors. | | community | |
| Action 6.1: Work with local food producers and relevant permitting authorities, such as Mono County Environmental Health, to enable public consumption. | MC-CDD, MC-EDD | MC-EH, UCCE, Inyo-Mono Ag. Commissioner’s Office, ESCFM, IMACA | 1-3 years |
| Action 6.2: Establish a market for locally-produced foods, such as a farmer’s market, door-to-door sales, or local purchase by businesses or institutions. | MC-CDD, MC-EDD | MC-EH, UCCE, Inyo-Mono Ag. Commissioner’s Office, ESCFM, IMACA | 3-5 years |
| Action 6.3: Support and promote community, school, and backyard gardens, and other types of urban agriculture. | MC-CDD, MC-EDD | MC-EH, UCCE, Inyo-Mono Ag. Commissioner’s Office, ESCFM, IMACA | 1-3 years |
| Action 8.1: Support the efforts of Digital 395. | MC-IT | MC-BOS | ongoing: staff lead assigned |
| <p>Goal 3: Build a safe, friendly community where people feel connected, work together to resolve community issues, and are involved in community activities and events.</p> | | | |
| <p>Objective A: Build healthy social connections and interactions that contribute to a sense of community.</p> | | | |
| <p>Action 1.1: Open a dialog with the schools with the intention of initiating a collaborative relationship, and share community suggestions about building mutual support, including:</p> <ul style="list-style-type: none"> • 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; • Collaborating to involve parents and community members through volunteer opportunities; | RPAC | PTO/Boosters, ESUSC, MCOE, LVCPC, LVCC, Alumnae Association/Student Associations | 3-5 years |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|-----------------------------------|--|---|
| <ul style="list-style-type: none"> Stabilizing school staff; and Strengthening the connection between the school and community by making school facilities accessible and encouraging community use. | | | |
| Action 2.1: Promote the development of vocational programs and higher education services. | RPAC | KCCD, MCOE, COC | 5-10 years |
| Action 2.2: Connect the Mono Basin residents to Mono County’s career services program. | MC-CDD | RPAC, MC-Career Services | 1-3 years |
| Action 3.1: 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). | RPAC | Media (The Voice, Sierra Scoop), COC | 3-5 years |
| Action 3.2: Develop and maintain a local community calendar. | COC | general community | 1-3 years |
| Action 4.1: As a principle, support decision making that empowers and strengthens the community and that achieves meaningful results. | RPAC, District Supervisor, MC-CDD | general community | in progress: MB Plan |
| Action 4.2: As a principle, address community issues and concerns rather than positions, and seek common ground and win-win situations. | RPAC, District Supervisor, MC-CDD | general community | in progress: MB Plan & other issues |
| Action 4.3: Maintain representation on the RPAC that encompasses the diversity of the community. | District Supervisor | RPAC, general community | ongoing |
| Action 4.4: 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. | RPAC, District Supervisor, MC-CDD | general community | in progress: MB Plan & other issues |

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|--|------------------------|---|--|
| Action 4.5: Consider refining the role and responsibility of the RPAC by reviewing the By-laws. | RPAC | MC-CDD | in progress: agendized for RPAC review |
| Action 5.1: Assist the Kutzadika Mono Lake Indian Community’s efforts to obtain formal tribal recognition, a land base and community services. | Kutzadika Tribe | MC-CDD, MC-BOS, RPAC | 1-3 years |
| Action 5.2: Support community interaction that celebrates and invites multi-cultural participation and educational opportunities. | TBD-COC | Kutzadika Tribe, MBHS, MC-EDD, COC, MLC, FOI, USFS, CA State Parks, Bodie Foundation, ESIA, any event organizer | 3-5 years |
| <p>Objective B: Encourage and support local events and programs that provide community and youth activities, capitalize on the tourist economy, and bring the community together.</p> | | | |
| Action 1.1: Inventory community events, consider combining events based on overlapping interests, and define a set of events to focus on and invest in. Consider local people’s interests and talents when selecting events. | TBD - COC | Kutzadika Tribe, MBHS, MC-EDD, COC, MLC, FOI, USFS, CA State Parks, Bodie Foundation, ESIA, any event organizer | 3-5 years |
| Action 1.2: Encourage the pooling, coordinating and sharing of resources for events. | TBD - COC | Kutzadika Tribe, MBHS, MC-EDD, COC, MLC, FOI, USFS, CA State Parks, Bodie Foundation, ESIA, any event organizer | 3-5 years |
| Action 3.1: Work with the school district and community groups to develop after-school and summer programs. | MCOE, ESUSD, RPAC | Organizations offering interpretive programs, LVCPC, LVCC | 3-5 years |

Appendix B: Action Plan Matrix & Capital Projects

| Action Item | Lead Responsible Party | Regulatory Authority/ Collaborative Party | Timing |
|---|------------------------|---|-----------|
| Action 3.2: Work with the library to enhance service offerings and activities for youth and the community. | MCOE, RPAC | ESUSC, PTO/Boosters, student societies | 3-5 years |
| Action 3.3: Support natural history education and interpretive programs, and encourage the Kutzadika Mono Lake Indian Community to share their local knowledge and history. | TBD | Kutzadika Tribe, MBHS, MC-EDD, COC, MLC, FOI, USFS, CA State Parks, Bodie Foundation, ESIA, any event organizer | 1-3 years |
| <i>Objective C: Encourage people to volunteer in the community and participate in events.</i> | | | |
| Action 3.1: Post community events in the Community Calendar of local papers, local radio stations, and other media. | COC | general community | 1-3 years |
| Action 3.2: Advertise events through any local communication networks that are developed. | event producers | COC, media | 1-3 years |
| Action 4.1: Engage high school students, teachers, seniors, non-profits, and service clubs to provide volunteers and event leadership. | event producers | PTO/Boosters, student associations, ESUSC, COC, non-profits | 1-3 years |
| Action 5.1: Engage volunteers in planning the events. | event producers | PTO/Boosters, student associations, ESUSC, COC, non-profits | 1-3 years |

CAPITAL FACILITIES PROJECT LIST

Goal 1, Objective C, Policy 3, Action 3.2: Retrofit existing lights on County-owned properties and public rights of way to conform to Dark Sky Regulations.

Goal 1, Objective E, Policy 6, Action 6.1: Prioritize pedestrian safety facilities and improvements on Highway 395 over other facility improvements and as consistent with goals and policies in the Circulation Element of the General Plan...

Action 6.4: Initiate community discussions to consider pedestrian and street lighting in appropriate locations for safety, connectivity, and comfort and ensure compliance with Dark Sky Regulations.

Action 6.6: 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.

Goal 2, Objective B, Policy 2, Action 2.3: Collaborate with other agencies to provide 24-hour, year-round visitor sanitation facilities; e.g., public restrooms, and sanitation facilities at popular recreation stating areas.

Goal 2, Objective B, Policy 7, Action 7.3: The County shall complete the re-vegetation project at the Lee Vining Airport to address visibility and dust concerns.

Goal 2, Objective C, Policy 8, Action 8.1: Support the efforts of Digital 395.

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APPENDIX C: WORKSHOP RESULTS SUMMARY

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APPENDIX C: WORKSHOP RESULTS SUMMARY

The Mono Basin Community Plan policies are based on community input from two visioning workshops and four action plan workshops, which are compiled in this Appendix for completeness.

1. VISIONING WORKSHOPS

Mono Basin Community Plan: Visioning Workshop Summary

From 9/27/10 and 10/2/10 Workshops

VALUES

*Natural Environment:

- Beauty
- Open Space
- Clean, healthy environment: clean air, clean water
- Views
- Wilderness and Freedom
- Dark Skies
- Quiet
- Seasons

*Community:

- Small, friendly, intimate, people know each other
- Safe, trusting, tolerant
- Independent, diverse, local color
- Cosmopolitan, international
- People interact and feel connected
- A variety of community amenities and services (e.g. Mono Market, Community Garden, Community center, etc.)
- Family: safe for kids, kids learn to get along, kids have opportunities for job experience
- Public engagement: the individual can make a difference and have an impact, there are opportunities to voice opinions and be heard

Historical Connection:

- Historical setting of basin and community

Built Environment:

- Small-town, rural feel, but still close to big cities
- Defined edge to communities, clean boundaries between urban and natural landscapes

Appendix C: Workshop Results Summary

- Limited development opportunities: contained development and compact towns
- No traffic congestion
- Self-contained due to a fair number of amenities
- Diverse uses across landscape

Recreation:

- Access and opportunities

World-class destination for a variety of outdoor recreation activities

OPPORTUNITIES/ISSUES/CONSTRAINTS

Sustainable Economy

Opportunities:

- Airport – develop rental cars, fuel sales, lodging, tours to Yosemite
- Growing local food
- Winter recreation
- Open up the businesses in town that are vacant
- Proximity to Yosemite
- Recreation – use dirt roads
- Capture more tourist dollars
- Small businesses, family-owned businesses
- Increase weeklong rentals
- Tourism
- Expand to 4 seasons
- Tourism appeal
- Geography- relationship to Yosemite & Mono Lake
- Tourism- science research, education opportunities, solitude, isolation
- Get out of their car
- More businesses that capitalize on existing seasons
- Achieve economic stability within the existing economy seasonality
- Outdoor recreation

Issues/Constraints:

- Sustainable jobs (year round) yet limited by available private land, constrained by public land. How to work out limitations and growing our economy? Built in conflict.
- Do not sacrifice community character for economic growth
- Tioga Road Closure
- Seasonality
- Businesses can't get loans to open or expand, e.g. no financing
- Lack of an airport development plan
- No public bathrooms/facilities when VC restrooms are closed

BUILDING A STRONGER COMMUNITY

Opportunities:

- Community based groups
- Schools and community integrated

- Community garden – expanded, growing local food
- Create venue to enhance cultural understanding and exchange
- Venues for bringing the community together
- Community events- Bring back mark twain days, fireworks
- Town activities for locals and visitors (music, creative)
- Potential but not easy to find opportunities (events not easy to find out about)
- Negotiate park pass deal for locals
- USFS VC is underutilized
- Outdoor recreation

Education:

- Small school
- Science and research
- HS could utilize scientists and research for education
- Education

Issues/Constraints:

- Divisiveness due to rumors
- Lack of community buy-in
- Education quality (could be improved) and budget cuts
- Lack of youth programs
- Lack of communications
- Utilize the outdoors for education vs. just indoor education
- Politics
- Resistance to development
- Liability issues for community events

LAND USE

Opportunities:

- Historic context: sheep grazing, farming, ranching, hunting, long-term tent camping, tent camping rather than RV
- Small town feel
- Affordable housing around the community garden
- Vacant spaces that are opportunities- already built
- Community suitable parking regulations and building code regulation, specific to LV and Mono City
- Move yard, replace with family accommodations
- Build affordable housing around the community park
- Increase safety: Decrease our fire hazards- managing fuels, water system functional, emergency energy; improve emergency access to communities; fire station

Issues/Constraints:

- Resistance to redevelopment strategy- really involved government
- “Strip” City- 395 goes down the middle, no town center
- \$\$ Constraints in removing the industrial uses from our main street

- Landscaping of housing
- Earthquake fault/state laws- constrains laws
- Avalanche zones- environmental constraints for development
- New construction is difficult b/c of building codes, fees
- Geographically constrained in terms of community growth
- Land
- Preserve the view shed
- Limited private property
- Limited land base
- Multiple agency involvement, no continuity in public agency management
- Lack of long-term planning

Housing Issues:

- Affordable Housing
- Not enough housing to hold more residents, e.g. workforce housing
- Lack of low-cost housing
- Housing- for residents w/o second home owners
- Absentee owners
- Lack of affordable housing

Transportation/Mobility:

- HWY 395 going around the lake, how make safer yet environmentally sound
- Transportation – use public transit with better hours and flexibility
- Lack of public transportation, long distances to cities
- No hiker shuttles to motels
- Parking
- Waive or exempt parking requirements
- Parking access to Mono lake- state park constraints

Community Services/Infrastructure/Safety:

- Limited services like hospitals/health care
- No healthy rec center for kids
- Medical access
- Snow removal
- Fire road (Mono City)
- Infrastructure – expansion, replace, funding
- Decrease fire hazards/managing fuels: Smoky sky- from fires, healthy forests

Environmental:

- Climate change

2. ACTION PLAN WORKSHOPS: SUSTAINABLE ECONOMY, COMMUNITY DESIGN- PART 1 & 2, AND STRENGTHENING COMMUNITY

Sustainable Economy Action Plan Workshop Notes

October 19, 2010

Sustainable and Healthy Economy for the Mono Basin

Year Round diversity of jobs (focus new businesses in off-season)

- More year round good jobs, not just service jobs
- Increase job diversity; including blue collar
- Potential to expand blue-collar jobs, professional services.
- Finding new incentives to infill with diversified businesses
- Create a sustainable yr economy not based on tourism that would benefit all sectors of the community; Tourism is seasonal by its nature.

Community Innovation

(Support creation of new businesses and existing businesses)

- “Plugging the leaks” work with local businesses to supply them with local services/products to keep \$ in town. i.e. local agriculture
- Business/workshop incubators (bakery, woodworking, cannery, tortillaria, etc.)
- Value-added products
- Historical agricultural uses: alfafa, rose hip tea, lake salt
- Green Building
- Institute; tourism/education combinations.
- Encourage people to come here and open a business
- Examples:
 - Construction waste recycling program
 - Mobil taco truck
 - This is a year-round road trip; potential for small group tours
 - The Town Center concept; retro concept; full service gas station
 - Ice climbing area is potential for winter.

Community activism/collaboration

- Negotiation/communication among local businesses to obtain grant, other funding for improvements.
- Support existing businesses, offer help/incentives.
- Work with Sierra Business Council and other organizations and use them as an economic tool

Land Use

- Restore, refill vacant downtown businesses. Such as Mono Inn
- Refill gaps created by loss of business.
- Redevelopment in downtown area; relocate county yard, Caltrans yard. Renovate, reinvent downtown. Re-use of pumice plant site.
- Vacant buildings owned by individuals who are not willing to allow them to be used for other businesses.
- Land should be purchased and set aside for County facilities. Pumice Plant still privately owned.

Appendix C: Workshop Results Summary

- Determine best location for relocated County and CalTrans yards. Some expansion may be necessary
- Finding new incentives to infill with diversified businesses
- Walkability
- Need for increased land base: Housing for workers, teachers, business owners, etc., Light industry, New small businesses, Adjacent to existing community
- No chain restaurants.
- Re land base issue: Land tenure project may result in lands for additional housing adjacent to town.
- Discourage “blighted” properties. Potential façade improvement program.
- Investment in infrastructure

Government Assistance

- County Assistance – incentives; tax/fee relief; business assistance
- County government should get out of the way of creation, success of local businesses. Support initiation of new businesses, entrepreneurial
- County incentives to open new businesses, allow expansion to year-round operation
- Create incentives to encourage use of business properties. Identify businesses uses community would like to see in town. Reduction of permit fees.
- Transportation – Tioga Pass opening; capture 395 travelers;
- Potential for having more roads open for longer period each year. Definite open and close date.

Marketing

- More advertising/marketing of slower seasons.
- Let public know there is something going on year-round, bargains
- Potentially advertise at Mammoth events

Drivers

- Tourism
- Education
- Scenic Qualities
- Historical aspect
- Products related to local environment
- Outdoor recreation
- Transportation
- Seasonality
- Technology
- Government assistance

Actions we can take:

Negotiation/communication among local businesses to obtain grant, other funding for improvements.

Explore possibilities for Tioga opening

Ice climbing area is potential for winter.

Outdoor rental shops for outdoor recreation.

County incentives to open new businesses, allow expansion to year-round operation

Potentially advertise at Mammoth events

Capitalize on local visitor centers. Focus on what is already working to attract visitors.

Support existing businesses, offer help/incentives.

Create an excellent action plan that can be used to guide future decisions.

Create incentives to encourage use of business properties. Identify businesses uses community would like to see in town. Reduction of permit fees.

Need for good bakery for locals and foreign visitors.

Re land base issue: Land tenure project may result in lands for additional housing adjacent to town.

Potential façade improvement program. Discourage “blighted” properties.

Construction waste recycling program

Business/workshop incubators (bakery, woodworking, cannery, tortillaria, etc.)

Renovated businesses using alternative/green energy sources. Utilize local alternative energy contractors.

Historical agricultural uses: alfalfa, rose hip tea, lake salt

Look at what other communities have done. (see SBC, Planning for Prosperity)

Incentives exist because of strong summer season (profit motive).

Population for people working from home and utilizing local services—capitalize on these individuals.

Capitalize on local visitor centers. Focus on what is already working to attract visitors.

Sheep grazing

Institute; tourism/education combinations.

Entrepreneurs in need of help; how to provide assistance

Expansion of economy beyond tourism, year-round

Rental shop for outdoor recreational needs. Keep our money here

We need to lean on each other (Athina’s sculpture)

Support new local businesses

Artist on Main Street

Appendix C: Workshop Results Summary

How to carry the process forward, programs

Need to work together

Mobil taco truck

This is a year-round road trip; potential for small group tours

One light industry is needed here

Outdoor recreation rental shop

The Town Center concept; retro concept; full service gas station.

Walkability.

Additional visitor accommodations.

Table work on sustainable economy definition:

- Institute model; historical tours, geography, artist colonies, geology, lake tours. Room for expansion,
- Includes stable empowered local population willing to share the scenic beauty, natural wonder, and recreational opportunities that the MB has to offer, including expanding access to our major natural attractions such as ML, historical elements & recreational networking & fabric
- Need for increased land base: Housing for workers, teachers, business owners, etc., Light industry, New small businesses, Adjacent to existing community
- SE could come from finding new incentives to infill with diversified businesses, create a sustainable yr economy not based on tourism that would benefit all sectors of the community
- Need for good bakery for locals and foreign visitors. Outdoor rental shops for outdoor recreation. Danger of becoming too successful. No chain restaurants.
- Concern re year-round economy: would have to have Tioga Pass open for more time each year. Definite open and close date. Potential for having more roads open for longer period each year.

Strengthening Community Action Plan Workshop Notes October 27, 2010

How would you describe a strong community?

- People talking
- Inclusive organization
- People helping people share skills
- People outdoor skills
- Meeting places

- Gainful employment
- Live close to work
- Things for kids to do- scouts, wood splitting, pine nut collecting, fishing, hunting, carnival
- Affordable housing
- Pot luck
- Community wide events
- Revive old tradition- involve new generations
- Historic events
- A lot of community interaction
- Strengthen local churches
- Easily accessible communication system
- Youth-activities to keep kids active and engaged- more outdoor activities

Inventory of Existing Organizations, Events, Groups:

Historical Society
RPAC
Chamber
Churches
Fire Department
Mono City Social
Mono Basin Bookclub
ECV
Schools
Boosters
Girl Scouts

Historical Groups:

Auxiliary-
American Legion- big bands, parties, fireworks, Easter Egg (lions club)
Sorority

Youth-

- A Strong Community Focus Area: Local Kids/Sport
Goal: Day Camps, Sports, Games
Issues: funding, liability (parents, a)
- Workshop in after school programs
- Fishing, basket making, pine nuts, skiing, native American community cultural exchange (lead agency- after school program)

Community Activities-

- Sports in the evening, pick-up games
Ski race in the winter
Gym open Wednesday nights
- Events- potluck; barter system on board trade items; Special occasions/monthly

Communication-

Appendix C: Workshop Results Summary

- monthly newsletter, longer than 2 pages
- Volunteer calling lists (historical society)

Arts/Culture-

- Mono Lake Paiutes - Recognized in community, tribal leadership connect resources within the community (B of Indian affairs); # have declined- become recognize to preserve the culture
- Connect to an arts center

How do we get more volunteers?

(Chamber); lack of business owners; more independent businesses = more volunteers

Venues

Community Center

Informal Locations- need

Park in Mono City- gathering location; kids

Housing- Mono Inn

Events

- Pine Nut Festival
- Yosemite – Eastern gateway to Yosemite
- Gateway Opening Celebration –
- Jobs- need
- Art- example empty building for art community; street artists (fall colors)
- Visitor Center- Movie night; Utilize and work with USFS;

Community Design- Part 1 Action Plan Workshop Notes November 3, 2010

- Review of Mono Basin Area Plan Issues/Opportunities/Constraints
 - Add Review of the land tenure project/process to identify public lands for purchase/exchange
 - No expansion of Mono City
 - Encourage redevelopment of existing shuttered properties in LV
 - Water not necessarily an issue in Lee Vining
- Top Goals from each group (Prioritization of Goals)
 - Encourage sheep raising in Mono Basin, use old ranges, maintain agricultural feel of the basin (x3)
 - Concern about second homeowners purchasing land in Mono City, installing mobile homes.
 - Assist locals in business purchases; invest in community
 - Preserve view shed, including Lee Vining Creek
 - Community Safety Lights for the fire department (warning)

- Land granting for the local native American tribe, historical significance, land that works for them culturally
- Affordable housing x2
- Moving the yard
- Redevelop existing properties
- Increase safety
- Do not move yard; make it prettier

- GOALS/OBJECTIVES
 - Preserve historical land use
 - Who: State lands commission
 - What: Public parking & launch facilities to Mono Lake
 - How: Do what was promised when Mono Basin Scenic Area was created
 - When: ASAP
 - Objective: Increase use of Mono Lake
 - Preserve view shed
 - Who: SCE
 - What: Proposed Sub-station
 - How: Look @ alternatives
 - When: per CEQA
 - Objective: Preserve Viewshed
 - Improve visual of county yard
 - Who: Mono County
 - What: New Bldg, landscaping, interior parking of equip
 - How: Use standards applied to private business
 - When: ASAP
 - Historic use of land: Sheep grazing
 - What: Sheep grazing, access to roads
 - How: Create a sheep grazing corridor extending from Lone Pine/Olancha area up to Coleville Walker Area; grant permits to sheep grazers
 - Assistance for new established businesses and/or re-use of buildings
 - Training/education in
 - Agreeable lands granted to the Kuzedika tribe and all assistance needed for the tribe to be established for federal assistance for the tribe's community welfare

 - Affordable Housing
 - What: Land Trade to HUD
 - Who: Mono County/Mammoth Lakes Housing, landowners/agencies; private developer or federal housing agencies
 - When: Tomorrow
 - How: Use (Intrawest) housing mitigation funds to build
 - Infill
 - Who: Local Entrepreneurs
 - What: Lenient county codes, start-up loans

Appendix C: Workshop Results Summary

- How: County cooperation, local bank sponsorship, county apply for grants, improvement district (redevelopment district)
- When: Before property values increase
- Maintain Small Town Feel/Maintain view shed
 - Who: County
 - What: General Plan
 - How: Height, density, CC&R enforced
 - When: In progress
- Connected Community
 - Walking/biking trail to mobile

Other Discussion:

Improve visual appearance of county yard

Affordable housing

Infill

Maintain small town feel and viewshed

Preserve historical land use; sheep grazing; maintain historical corridor; maintain permitting

Re-use of existing buildings for new businesses

Land grant to local tribe with

What's missing:

Taco Stand

Path from town to Mobil Mart

Like: tribe proposal

Like: speed limit

Like: land tenure process for tribal land

Like: community square

Like: relocation of yards

Concern: what is affordable housing, concern re: government involvement; unintended consequences. County relax affordable housing mitigation regulations.

Concern: F&W concerned about bighorn sheep v. domestic sheep ranching

Like: historical uses

Concern: county closing gate when the fishing season is over.

Concern: Clover Ranch House moved into Lee Vining

Community Design- Part 2 Action Plan Workshop Notes November 13, 2010

Create an Industrial Site adjacent to town

Move County Yard- replace with town center, interp signs, small shops- local could afford to own, (top priority)

- Industrial uses take up lots of space in town- free up space; light industry
- Careful of leapfrog development
- There is existing infrastructure at pumice and near airport
- Location of industry:
- SCE wants to move which is conflict with vision of town
- Preserving viewshed- design goal to blend with the environment and complementary
- Evaluate environmental constraints and place accordingly
- Industry- types – petite/cottage industry – incubator structure- community cannery, furniture, brewery, compost project, solar appliance manufacturing, garage- auto repair, local slaughter house
- Non-polluting
- How? Study group on how to develop these types of businesses, how much space do we need
- Closer to pumice
- Where do we want to put it?
- Combine Caltrans and county yards (smaller footprint)
- Tour and mapping of airport/pumice area- what exists, ownership, visual
- Keep it connected to town- plows close

Vibrant Main Street

- Clover House from Test Pilot Rd. and moved into town
- What makes Main Street more viable? Places to sit, commercial things, people hang out, openness, friendliness, seating area, fountain? (not so sure), multi-generational – place for kids to go.
- Expand vibe of Mono Market- openness, friendliness, hangout location
- Utilize grant funds for investment
- Place for locals to hang out, brew pub
- Creative financing for opening the vacant businesses

Aesthetics of Main Street and community

- Underground power lines (aesthetic, Safety)
- Alternative energy
- Small businesses on main street with residential behind or on top
- Parking- diagonal parking on main street
- Goal: Parking
- Community garden

Appendix C: Workshop Results Summary

- Goal: Power lines underground (aesthetic, safety)
 - Work with SCE
- Find funding for polelines – fire prevention (mono city and lee vining)
- Incentives to fill vacant buildings
- Waiving permit fees
- Community improvement districts

Airport Redevelopment Plan

- Lee Vining Airport- develop a plan: more hangers, airport restaurant; consolidate uses or look at how industrial “park” would fit with airport;
- Shuttle service, rental car- get from airport to commercial center
- Fly in and camp

Goal: Public Transit, ride share

- Transit for work
- To mammoth for skiing and ride share
- Work with ESTA for better times,
- Ski shuttle to mammoth and june lake

Goal: connectivity, trails

- Between mono city, Lee Vining
- Bike path mono city to Lee vining
- Goal: Lee Vining creek parkway
- SCE, mobile, lee Vining canyon

Goal: Kids activities into Yosemite

- Transit to Yosemite; some connection for kids to get into the park
- Park and ride @ mono basin visitor center
- Ranger program- they would meet the kids and have activities; summer programs
- USFS, friends of the inyo, park services
- Skateboard park

Goal: Support local library

- Relocating the library to elementary
- Creating new additional library
- Library- connect the little kids to internet and library (replace goal above)
over/under pass of hwy 395

Goal: Traffic Calming

- Diagonal parking
- Temporary park

Goal: Encourage local agriculture

- increase ranching and cattle
- Agriculture tourism- historic; Live sustainably off the land
- Local cheese tied to history of the mono basin
- USDA \$\$
- Potential for ag

Other

- Fear is making the town a nice place will push locals out
- Appropriate zoning
- Taco stand

Economy Ideas

- Winter opportunities – cross country skiing (rentals with track)
- Local website, communication
- Local events

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APPENDIX D: COMMUNITY SURVEYS



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COMMUNITY SURVEY

Mono Basin Vision Statement & Community Plan



Thank you for participating in this survey! When you think about the Mono Basin, what comes to mind? What is the best possible future? What works, and what could work better, in our communities?

The Mono Basin Regional Planning Advisory Committee (RPAC) and its Visioning Steering Committee are working to develop a Mono Basin Community Plan. The purpose of the plan is to define a community vision and policies to guide future land use, development and quality of life decisions. We'd like to ensure all members of the community have an opportunity to contribute. Your responses are important and will help shape the final Mono Basin Community Plan.

All responses are confidential. The compiled results of this survey will be presented to the Mono Basin RPAC and posted on the County website. **Please fill out only one survey per person, and return or postmark by January 31st.**

Draft Vision Statement

The vision statement is intended to be a description of how we want our community to be in the future. Community members on the Steering Committee produced the following draft vision statement, which is based on community input from two visioning workshops and four action plan workshops.

Please read the draft vision statement and provide your opinions below.

The Mono Basin Vision

The residents of Lee Vining and the Mono Basin desire to build a community that provides for economic opportunity, preserves our quality of life, and protects the spectacular natural beauty and ecosystems of the area.

Our unique location at Mono Lake within the high desert and alpine panorama of the Eastern Sierra, together with accessible public lands, draws visitors from around the world and is the basis of our local economy. We are committed to growing a stable, viable economy that provides opportunities for all residents. We strive to preserve our small-town character and build a strong sense of community where people work together while valuing self-reliance and individuality. We recognize our environmental responsibilities and advocate for the preservation of the area's natural values while providing diverse recreational and outdoor activities.

To achieve this vision, we emphasize the following values, which are all of equal importance:

- **Small, compact communities** with a clear edge between developed and natural areas. Our low density limited development patterns lead to a small-town rural character, featuring a walkable town center with public gathering spaces, a vibrant and attractive commercial area with diverse businesses and services, aesthetically appropriate and energy efficient building design, and connectivity through transit services and trails.
- **Safe, friendly communities** where people interact and feel connected, work together to resolve common issues, and are involved in local activities and events. Our children are safe and have access to a good education and opportunities to learn life, workplace and social skills. Our diverse recreation and cultural activities enhance the quality of life for our residents while community events weave strong social connections. We share accurate community information to keep people in touch with each other and engaged in the public decision making process. We respect and appreciate our human and natural histories.
- **A sustainable economy** with diverse job opportunities that offers year-round employment and competitive wages. We develop and promote local products to grow profits in our community, encourage entrepreneurial efforts, and improve our communication capacity to foster home-based businesses. **Housing is affordable** so people can live where they work.

Continue on the next page

- **Recreation opportunities and access** that capitalize on our world-class outdoor venues. We value responsible recreation use and access to protect and enjoy our natural environment.
- **A healthy natural environment** with clean air and water, scenic grandeur, dark night skies, and pristine wilderness and open space. We protect and cherish the natural character of the land by minimizing the intrusiveness of structures, protecting our natural assets, and being environmentally responsible.

1. Overall, do you feel the draft vision statement will help guide the Mono Basin communities in the right direction?

- Yes
- No
- Not Sure

2. What do you like about the draft vision statement?

3. What do you dislike about the draft vision statement?

4. What should be added, deleted, or changed?

Goals of the Mono Basin Community Plan

A goal is a general, long-term purpose or end toward which the County and community will strive in order to realize the Vision.

A. Land Use Goal:

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.

Please check one column for each statement: **1-Strongly Disagree, 2-Disagree, 3-Agree, 4-Strongly Agree, 5-Undecided**

| | | 1 | 2 | 3 | 4 | 5 |
|---|--|---|---|---|---|---|
| 1 | The Land Use Goal will help guide our community in the right direction. | | | | | |
| 2 | Development should occur within Lee Vining first before expanding the community's footprint. | | | | | |
| 3 | More affordable housing is needed in the Mono Basin for people to live where they work. | | | | | |
| 4 | Recreation access to Mono Lake needs to be improved. | | | | | |
| 5 | There is a need for more light industrial land in the Mono Basin. | | | | | |
| 6 | If light industrial land is needed, it should be located adjacent to Lee Vining. | | | | | |
| 7 | Light industrial uses should be moved off Main Street to another location. | | | | | |

| | | | | | | |
|----|---|--|--|--|--|--|
| 8 | Lee Vining needs to improve its walkability by making it safer and more convenient to walk in town. | | | | | |
| 9 | Maintain the scenic, recreational, historic and natural attributes of the Mono Basin. | | | | | |
| 10 | Preserving the dark night sky of the Mono Basin by regulating outdoor lighting is important. | | | | | |
| 11 | Lee Vining needs a town center with indoor and outdoor public gathering spaces. | | | | | |
| 12 | Lee Vining lacks sufficient residential parking. | | | | | |
| 13 | Lee Vining lacks sufficient commercial parking. | | | | | |
| 14 | Commercial parking space requirements are too restrictive and impede new business development. | | | | | |

15. Where should industrial development be encouraged?
- a. On Main Street
 - b. By the Airport and pumice plant
 - c. Other: _____
 - d. Other places in the County besides the Mono Basin
 - e. Nowhere

16. Where should affordable housing be built?
- a. On Main Street
 - b. Next to the Community Center
 - c. Lee Vining High School parcel
 - d. Replace the County and Caltrans Yards
 - e. Other: _____
 - f. Other places in the County besides the Mono Basin
 - g. Nowhere

B. Economic Development Goal:

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.

Please check one column for each statement: **1-Strongly Disagree, 2-Disagree, 3-Agree, 4-Strongly Agree, 5-Undecided**

| | | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| 1 | The Economic Goal will help guide our community in the right direction. | | | | | |
| 2 | Agriculture production should be encouraged where appropriate. | | | | | |
| 3 | Livestock production is important for the local economy. | | | | | |
| 4 | Sheep grazing is important for the local economy. | | | | | |
| 5 | It is important for livestock grazing to follow environmentally sensitive practices. | | | | | |
| 6 | Further development of the airport and its potential related services should be pursued for economic development. | | | | | |
| 7 | Programs and attractions that promote longer stays by visitors should be cultivated. | | | | | |
| 8 | Diversify and promote recreational opportunities during the shoulder seasons and winter. | | | | | |
| 9 | Home-based internet businesses should be supported and encouraged by providing better infrastructure. | | | | | |

Appendix D: Community Surveys

| | | | | | | |
|----|--|--|--|--|--|--|
| 10 | Provide incentives, such as relaxed county codes, fees, and taxes, for small businesses that contribute to a more diverse and interesting Main Street. | | | | | |
| 11 | There is a need for more job opportunities in this community that pay wages that reflect the cost of living in the area. | | | | | |
| 12 | Encourage and provide incentives for businesses to stay open year-round. | | | | | |

13. Which of the following groups or organizations should lead economic development initiatives in the Mono Basin? (Circle all that apply.)

- a. Private citizens
- b. Local business leaders
- c. Chamber of Commerce
- d. Major Corporations
- e. Non-profits
- f. County Government/Mono Basin RPAC
- g. State Government
- h. Federal Government
- i. No one
- j. Other (Specify) _____

14. Please rank in order of importance the services/businesses you believe would most benefit the community (#1-10).

- _____ Restaurants
- _____ Hotels
- _____ Retail stores
- _____ Art shows and galleries
- _____ Craft industry (woodworking, cannery, tortilleria, etc.)
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____

C. Community Goal:

Build a safe, friendly community where people feel connected, work together to resolve community issues, and are involved in community activities and events.

Please check one column for each statement: **1-Strongly Disagree, 2-Disagree, 3-Agree, 4-Strongly Agree, 5-Undecided**

| | | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| 1 | The Community Goal will help guide our community in the right direction. | | | | | |
| 2 | More community-wide events are needed. | | | | | |
| 3 | Community events should celebrate the historical setting and human history of the Mono Basin. | | | | | |
| 4 | Continuing education and vocational classes for all ages should be offered. | | | | | |

| | | | | | | |
|----|---|--|--|--|--|--|
| 5 | Community facilities, such as the community center, parks, and fire services, need to be improved. | | | | | |
| 6 | Recycling programs should be expanded. | | | | | |
| 7 | Assist the Kutzedika Mono Lake Indian Community's efforts to obtain tribal recognition, a land base and community services. | | | | | |
| 8 | Factual media coverage and accurate community information sharing is needed in the Mono Basin. | | | | | |
| 9 | There is a need for more youth outdoor education. | | | | | |
| 10 | The library should provide more services and reading material choices. | | | | | |
| 11 | More supervised youth activities and facilities are needed. | | | | | |

12. How can we encourage people to volunteer in the community and participate in events?

13. How can we encourage more interaction between the schools and the community?

14. What would improve accessibility to the Lee Vining Library?

- a. Improved Parking
- b. Longer Hours
- c. Easier pedestrian access
- d. Different location
- e. Other _____

15. What new community facilities are needed, and where? (Fill in the location.)

- a. Park – located in _____
- b. Community gathering spaces – located in _____
- c. Sidewalks, crosswalks and other pedestrian facilities – located in _____
- d. Community center – located in _____
- e. Community garden – located in _____
- f. Other facility _____ – located in _____

16. How important are the following issues to you?

| | Not Important- 1 | 2 | Somewhat 3 | 4 | Very Important- 5 |
|---------------------------------------|---------------------|---|---------------|---|----------------------|
| Access to Public Transportation | | | | | |
| Building a sense of community | | | | | |
| Energy efficiency / "green" community | | | | | |
| Light industry | | | | | |
| Historic preservation | | | | | |
| Senior services | | | | | |
| Community events | | | | | |
| Availability of local goods | | | | | |

Appendix D: Community Surveys

| | Not Important- 1 | 2 | Somewhat 3 | 4 | Very Important- 5 |
|--|---------------------|---|---------------|---|----------------------|
| Environmental protection | | | | | |
| Walkability within town | | | | | |
| Availability of housing | | | | | |
| Arts and Culture | | | | | |
| Year-round jobs | | | | | |
| Environmental Protection of Mono Basin natural resources | | | | | |
| Education (after school programs, vocational training) | | | | | |
| Parks and recreation facilities | | | | | |
| Availability of locally grown food | | | | | |
| Emergency Services | | | | | |
| Health Services | | | | | |
| Tourism Promotion | | | | | |

17. If you were responsible for budgeting \$100 for the following community projects, how would you spend it? You may allocate the entire amount to a single item or distribute it, based on your personal priorities. (Total should add up to \$100)

- Trails connecting communities, example: Lee Vining to Mono City
- Trails connecting recreation opportunities
- Sidewalks on residential streets
- Supervised youth activities, interpretive programs, environmental education
- A town center in Lee Vining
- Moving the County and Caltrans Yards off Main Street
- Landscaping on Main Street
- Expanding local airport services
- Enhancing the overall appearance of Main Street
- Other: _____

18. Are there any important issues that are not addressed? What do you feel is the biggest community challenge?

Community Demographics

Please tell us about yourself. Responses are confidential.

1. Do you live:
 - a. Within the Mono Basin
Where (e.g. Lee Vining, Mono City)?

 - b. Outside of the Mono Basin in Mono County
Where (e.g. June Lake)?

 - c. Outside Mono County
2. How long have you lived or owned property in the Mono Basin?
 - a. Less than 1 year
 - b. 1-2 years
 - c. 3-5 years
 - d. 6-10 years
 - e. 11-20 years
 - f. 21+ years
 - g. Do not live or own property in the Basin
3. Are you a:
 - a. Full-time resident
 - b. Seasonal resident (summer/winter)
 - c. Second homeowner (personal or rental use)
4. If you own property in the Basin, where is it located:
 - a. Lee Vining
 - b. Mono City
 - c. Cottonwood Canyon
 - d. Lundy Canyon
 - e. Other _____
 - f. Do not own property in the Basin
5. If you live in the Mono Basin, do you own your residence or rent/lease?
 - a. Own
 - b. Rent/lease
6. What is your age?
 - a. Under 20
 - b. 21-24
 - c. 25-34
 - d. 35-44
 - e. 45-54
 - f. 55-64
 - g. 65 and older
7. What is your gender?
 - a. Male
 - b. Female
8. Family Status:
 - a. Single, no children
 - b. Single, with children
 - c. Single, children no longer at home
 - d. Couple, no children
 - e. Couple, with children
 - f. Couple, children no longer at home
9. What is your employment status?
 - a. Work in the Mono Basin
 - b. Work outside the Basin in Mono County
Where (e.g. Bridgeport)?

 - c. Work outside Mono County
 - d. Retired
 - e. Looking for work
 - f. Other _____
10. What is your job profession? (Circle all that apply.)
 - a. Agriculture (farming/ranching)
 - b. Business owner
 - c. Construction
 - d. Education
 - e. Government
 - f. Health Care
 - g. Home-based business
 - h. Homemaker
 - i. Lodging
 - j. Manufacturing
 - k. Mining
 - l. Non-Profit
 - m. Outdoor Professional
 - n. Restaurant/Food Service
 - o. Retail/Sales
 - p. Retired
 - q. Student
 - r. Visitor/Tourism Services
Specify: _____
 - s. Volunteer
 - t. Other: _____

Get Involved!

If you would like to be notified about meetings and workshops to participate in the planning process, please send your contact information to hdebethizy@mono.ca.gov.

Please return this form by January 31st (postmarked) to:

**Mono County Community Development Department
Heather deBethizy
P.O. Box 347
Mammoth Lakes, CA 93546**

Or the drop box in Nicely's Restaurant or Mono Market, Lee Vining.

ENCUESTA A LA COMUNIDAD

Declaración de Visión y Plan Comunitario para la Cuenca del Mono Lake



¡Gracias por participar en esta encuesta! ¿Qué se le viene a la mente a usted cuando piensa en la Cuenca del Mono Lake? ¿Cuál es el mejor futuro posible para la zona? ¿Qué funciona y qué podría funcionar mejor en nuestras comunidades?

El Mono Basin Regional Planning Advisory Committee (RPAC – Comité Asesor de Planificación Regional de la Cuenca del Mono Lake), y su Visioning Steering Committee (Comité Directivo de Desarrollo de Visión), están desarrollando un Plan Comunitario para la Cuenca del Mono Lake, cuyo propósito es definir una visión comunitaria y las políticas para regular el futuro uso de la tierra, el desarrollo y decisiones que afecten la calidad de vida. Queremos garantizar que todos los miembros de la comunidad tengan la oportunidad de contribuir en ésta labor. Sus respuestas son importantes y ayudarán a dar forma al Plan Comunitario final para la Cuenca del Mono Lake.

Todas las respuestas son confidenciales. Los resultados que se recopilen a partir de esta encuesta serán presentados al RPAC de la Cuenca del Mono Lake y publicados en el sitio web del Condado. **Por favor, rellene sólo una encuesta por persona y luego devuélvala o envíela por correo, con matasellos, con plazo máximo hásta el 31 de enero.**

Anteproyecto de la Declaración de Visión

La declaración de visión pretende ser una descripción de cómo queremos que sea nuestra comunidad en el futuro. Los miembros de la comunidad integrantes del Comité Directivo presentaron el siguiente anteproyecto de declaración de visión, la cual se basa en el aporte comunitario obtenido a partir de dos talleres de desarrollo de visión y de cuatro talleres de planes de acción.

Por favor, lea el anteproyecto de declaración de visión y dénos a conocer sus opiniones en el espacio reservado para ese fin más adelante.

Visión de la Cuenca del Mono Lake

Los residentes de Lee Vining y de la Cuenca del Mono Lake desean construir una comunidad que mantenga las oportunidades económicas, que conserve nuestra calidad de vida, y que proteja la espectacular belleza natural y los ecosistemas del área.

Nuestra ubicación excepcional en el área de Mono Lake, dentro del altiplano y el panorama alpino de la Eastern Sierra, junto con la existencia de terrenos públicos accesibles, atrae a visitantes de todo el mundo, lo cual es la base de nuestra economía. Estamos comprometidos en desarrollar una economía estable, viable, que dé oportunidades a todos los residentes. Nos esforzamos en la tarea de conservar nuestro carácter de pueblo pequeño y desarrollar un poderoso sentido de comunidad, donde las personas trabajan juntas, y a la vez dando valor a la autosuficiencia y a la individualidad. Reconocemos nuestras responsabilidades con el medio ambiente y abogamos por la conservación de los valores naturales del área, aunque proporcionando diversas actividades recreacionales y al aire libre.

Para lograr esta visión, enfatizamos los siguientes valores, los cuales son de igual importancia:

- **Comunidades pequeñas y compactas** con un límite claro entre las áreas desarrolladas y las naturales. Nuestros modelos de desarrollo de baja densidad resultan en comunidades con un carácter rural de pueblo pequeño, que ofrezcan un centro peatonal con espacios de convivencia pública, un área comercial vibrante y atractiva con diversos negocios y servicios, con un diseño arquitectónico apropiado estéticamente y energéticamente eficiente, y conectividad a través de servicios de transporte y senderos.
- **Comunidades seguras y amigables** donde las personas interactúen y se sienten conectadas, trabajen juntas para solucionar problemas comunes, y se involucren en actividades y eventos locales. Donde nuestros niños estén

seguros y tengan acceso a una buena educación y a oportunidades para aprender habilidades para la vida, para el trabajo y para la convivencia social. Donde nuestras diversas actividades culturales y recreacionales mejoren la calidad de vida de nuestros residentes, mientras los eventos comunitarios entretejen sólidas conexiones sociales. Donde compartimos información comunitaria correcta, para mantener las conexiones entre personas y su participación en el proceso público de toma de decisiones. Donde se respete y valore tanto nuestra historia humana como natural.

- **Una economía sustentable** que ofrezca diversas oportunidades de trabajo todo el año y con salarios competitivos. Donde desarrollemos y promovamos los productos locales para hacer crecer los ingresos en nuestra comunidad, donde alentemos los esfuerzos empresariales, y mejoremos nuestra capacidad de comunicación para fomentar negocios caseros. **Vivienda que sea accesible** para que las personas puedan vivir donde trabajan.
- **Oportunidades y acceso a la recreación** que saquen provecho de nuestras instalaciones de clase mundial para actividades al aire libre. Donde valoricemos el acceso y uso responsable a las instalaciones de recreación para proteger y disfrutar de nuestro ambiente natural.
- **Un ambiente natural saludable** con agua y aire limpios, panorama majestuoso, cielos nocturnos oscuros, así como ambiente natural y espacios abiertos prístinos. Donde protejamos y valoremos el carácter natural del terreno, minimizando el impacto de las estructuras, protegiendo nuestros activos naturales, y siendo responsable por el medio ambiente.

1. En general, ¿cree usted que el anteproyecto de declaración de visión ayudará a guiar a las comunidades de la Cuenca del Mono Lake en la dirección correcta?

- a. Si
- b. No
- c. No está seguro(a)

2. ¿Qué le gusta del anteproyecto de declaración de visión?

3. ¿Qué no le gusta del anteproyecto de declaración de visión?

4. ¿Qué cree usted que debería ser agregado, eliminado, o cambiado?

Metas del Plan Comunitario de la Cuenca del Mono Lake

Una meta es un propósito o fin de largo plazo, hacia cuyo logro se esforzarán tanto el Condado como la comunidad para realizar la Visión.

A. Meta de Uso del Suelo:

Mantener los espectaculares valores naturales de la Cuenca del Mono Lake y el carácter rural de pueblo pequeño de las comunidades por medio del manejo del crecimiento, asegurando diseño estético de alta calidad, y satisfaciendo las necesidades de desarrollo de la comunidad para mejorar la calidad de vida de los residentes.

Por favor, para cada una de las siguientes afirmaciones, marque una de las alternativas en las columnas: **1-Fuertemente en desacuerdo, 2-En desacuerdo, 3-De acuerdo, 4-Fuertemente de acuerdo, 5-Indeciso(a)**

| | | 1 | 2 | 3 | 4 | 5 |
|----|---|---|---|---|---|---|
| 1 | La Meta de Uso de Suelo ayudará a guiar a nuestra comunidad en la dirección correcta. | | | | | |
| 2 | El desarrollo debería ocurrir primero dentro de Lee Vining, antes de expandir los límites de la comunidad. | | | | | |
| 3 | Se necesitan viviendas más accesibles en la Cuenca del Mono Lake para que las personas vivan donde trabajan. | | | | | |
| 4 | Se debe mejorar el acceso a la recreación para Mono Lake. | | | | | |
| 5 | Hay necesidad de más terreno industrial liviano en la Cuenca del Mono Lake | | | | | |
| 6 | Si se necesita terreno industrial liviano , éste debería ubicarse adyacente a Lee Vining. | | | | | |
| 7 | Las actividades industriales livianas se deberían trasladar desde la calle principal hacia otras ubicaciones. | | | | | |
| 8 | Lee Vining necesita mejorar la posibilidad de caminar por el pueblo, haciéndolo más seguro y más conveniente. | | | | | |
| 9 | Mantener los atributos escénicos, recreacionales, históricos y naturales de la Cuenca del Mono Lake. | | | | | |
| 10 | Es importante conservar el cielo nocturno oscuro de la Cuenca del Mono Lake, regulando la iluminación exterior. | | | | | |
| 11 | Lee Vining necesita un centro cívico que cuente con espacios de reunión pública tanto bajo techo como al aire libre. | | | | | |
| 12 | Lee Vining carece de suficiente estacionamiento residencial. | | | | | |
| 13 | Lee Vining carece de suficiente estacionamiento comercial. | | | | | |
| 14 | Los requisitos para espacio de estacionamiento comercial son muy restrictivos e impiden el desarrollo de nuevos negocios. | | | | | |

15. ¿Dónde se debería alentar el desarrollo industrial?

- a. En la calle principal (Main Street)
- b. Hacia el aeropuerto y la planta de piedra pómez
- c. Otro: _____
- d. Otros lugares del Condado, aparte de la Cuenca del Mono Lake
- e. En ninguna parte

16. ¿Dónde se deberían construir las viviendas accesibles?

- a. En la calle principal (Main Street)
- b. Cerca del Centro Comunitario
- c. En la parcela de Lee Vining High School
- c. Sustituir los patios de estacionamiento del Condado y de Caltrans
- c. Otro: _____
- d. Otros lugares en el Condado además de la Cuenca del Mono Lake
- e. En ningún lugar

B. Meta de Desarrollo Económico:

Desarrollar una economía local sustentable, con diversas oportunidades de trabajo todo el año y salarios que reflejen el costo de la vida en el área.

Por favor, para cada una de las siguientes afirmaciones, marque una de las alternativas en las columnas: **1-Fuertemente en desacuerdo, 2-En desacuerdo, 3-De acuerdo, 4-Fuertemente de acuerdo, 5-Indeciso(a)**

| | | 1 | 2 | 3 | 4 | 5 |
|----|--|---|---|---|---|---|
| 1 | La Meta Económica ayudará a guiar a nuestra comunidad en la dirección correcta. | | | | | |
| 2 | Se debería alentar la producción agrícola donde sea apropiado. | | | | | |
| 3 | La producción ganadera es importante para la economía local. | | | | | |
| 4 | El pastoreo de ovejas es importante para la economía local. | | | | | |
| 5 | Para el pastoreo de ganado es importante seguir prácticas ambientalmente sensibles. | | | | | |
| 6 | Se debería continuar, por motivos económicos, con la etapa siguiente de desarrollo del aeropuerto y sus servicios potenciales relacionados. | | | | | |
| 7 | Se deberían cultivar programas y atracciones que promuevan estadías más largas de los visitantes. | | | | | |
| 8 | Diversificar y promover oportunidades recreacionales durante las temporadas bajas y el invierno. | | | | | |
| 9 | Se deberían alentar y apoyar negocios caseros de Internet por medio de proporcionar mejor infraestructura. | | | | | |
| 10 | Estipular incentivos, tales como códigos, tarifas e impuestos del condado que sean menos exigentes para los negocios pequeños que contribuyan a una calle principal más diversa e interesante. | | | | | |
| 11 | Hay necesidad de más oportunidades de trabajo en esta comunidad, que paguen salarios que reflejen el costo de vivir en el área. | | | | | |
| 12 | Alentar y estipular incentivos para los negocios que permanezcan abiertos todo el año. | | | | | |

13. ¿Cuál de los siguientes grupos u organizaciones debería liderar las iniciativas de desarrollo económico en la Cuenca de Mono Lake? (Encierre en un círculo todas las que correspondan).

- a. Residentes Particulares
- b. Líderes de negocios locales
- c. La Cámara de Comercio
- d. Grandes corporaciones
- e. Organizaciones sin fines de lucro
- f. Gobierno del Condado / RPAC de la Cuenca del Mono Lake
- g. Gobierno del Estado
- h. Gobierno Federal
- i. Ninguna
- j. Otra (Especifique)_____

14. Por favor, clasifique en orden de importancia los servicios/negocios que usted cree que benefician más a la comunidad (#1-10).

- _____ Restaurantes
- _____ Hoteles
- _____ Negocios al por menor
- _____ Presentaciones y galerías de arte
- _____ Industria de artesanía (carpintería, conservas, tortillería, etc.)
- _____ Otro: _____
- _____ Otro: _____
- _____ Otro: _____
- _____ Otro: _____
- _____ Otro: _____

C. Meta Comunitaria:

Construir una comunidad segura y amigable, donde las personas se sientan conectadas, trabajen juntas para resolver problemas comunitarios, y estén involucradas en las actividades y eventos comunitarios.

Por favor, para cada una de las siguientes afirmaciones, marque una de las alternativas en las columnas: **1-Fuertemente en desacuerdo, 2-En desacuerdo, 3-De acuerdo, 4-Fuertemente de acuerdo, 5-Indeciso(a)**

| | | 1 | 2 | 3 | 4 | 5 |
|----|--|---|---|---|---|---|
| 1 | La Meta Comunitaria ayudará a guiar a nuestra comunidad en la dirección correcta. | | | | | |
| 2 | Se necesitan más eventos que involucren a toda la comunidad. | | | | | |
| 3 | Los eventos comunitarios deberían festejar el ambiente histórico e historia humana de la Cuenca del Mono Lake. | | | | | |
| 4 | Se debería ofrecer clases de educación continua y vocacional para todas las edades. | | | | | |
| 5 | Se deben mejorar las instalaciones comunitarias, tales como el centro comunitario, parques, y servicios de bomberos. | | | | | |
| 6 | Se deberían expandir los programas de reciclaje. | | | | | |
| 7 | Apoyar los esfuerzos de la Comunidad Indígena Kutzedika de Mono Lake para obtener reconocimiento tribal, un territorio y servicios comunitarios. | | | | | |
| 8 | En la Cuenca del Mono Lake se necesita cobertura objetiva de los medios de comunicación y compartir información comunitaria correcta. | | | | | |
| 9 | Hay necesidad de más educación sobre actividades al aire libre para los jóvenes. | | | | | |
| 10 | La biblioteca debería proporcionar más servicios y alternativas de material de lectura. | | | | | |
| 11 | Se necesitan más actividades supervisadas e instalaciones para los jóvenes. | | | | | |

12. ¿Cómo podemos alentar a las personas a realizar trabajo voluntario en la comunidad y a participar en eventos?

13. ¿Cómo podemos alentar una mayor interacción entre las escuelas y la comunidad?

14. ¿Qué mejoraría el acceso a la Biblioteca de Lee Vining?

- a. Estacionamientos mejorados
- b. Horarios más largos
- c. Acceso más fácil para peatones
- d. Ubicación diferente
- e. Otro _____

15. ¿Qué nuevas instalaciones comunitarias se necesitan? ¿Dónde? (Rellene la ubicación sugerida).

- a. Estacionamientos – ubicados en _____
- b. Espacio de convivencia comunitaria – ubicados en _____
- c. Aceras, pasos de peatones y otras instalaciones para peatones – Ubicadas en _____
- d. Centro Comunitario – Ubicado en _____
- e. Huerta comunitaria – Ubicada en _____
- f. Otra instalación _____ – Ubicada en _____

16. ¿Cuán importantes son para usted los siguientes temas?

| | No Importante- 1 | 2 | Algo Importante 3 | 4 | Muy Importante- 5 |
|---|------------------------|---|-------------------------|---|-------------------------|
| Acceso a transporte público | | | | | |
| Fomentar un sentido de comunidad | | | | | |
| Eficiencia energética / comunidad “verde” | | | | | |
| Industria ligera | | | | | |
| Conservación histórica | | | | | |
| Servicios para adultos mayores | | | | | |
| Eventos comunitarios | | | | | |
| Disponibilidad de mercancías locales | | | | | |
| Protección ambiental | | | | | |
| Posibilidad de caminar dentro del pueblo | | | | | |
| Disponibilidad de vivienda | | | | | |
| Arte y cultura | | | | | |
| Empleos para todo el año | | | | | |
| Protección ambiental de los recursos naturales de la Cuenca del Mono Lake | | | | | |
| Educación (programas para después de la escuela, capacitación vocacional) | | | | | |
| Parques e instalaciones para recreación | | | | | |
| Disponibilidad de alimentos cultivados localmente | | | | | |
| Servicios de emergencia | | | | | |
| Servicios de salud | | | | | |
| Promoción de turismo | | | | | |

17. Si usted fuera responsable de un presupuesto de \$100 para los siguientes proyectos comunitarios, ¿Cómo los gastaría? Usted puede destinar todo el monto a un ítem o distribuirlo, en base a sus prioridades personales. (El total debería sumar hasta \$100)

- Senderos de conexión entre las comunidades, por ejemplo: Lee Vining a Mono City
- Senderos de conexión entre sitios recreacionales
- Aceras en calles residenciales
- Actividades supervisadas para los jóvenes, programas interpretativos, educación ambiental
- Un centro cívico en Lee Vining
- Trasladar los patios de estacionamiento del Condado y de Caltrans desde la calle principal
- Diseñar jardines en la calle principal
- Expandir los servicios del aeropuerto local
- Mejorar el aspecto general de la calle principal
- Otro: _____

18. ¿Hay algún tema importante que no haya sido tratado? ¿Cuál cree usted que es el mayor desafío comunitario?

Datos Demográficos de la Comunidad

Por favor, cuéntenos sobre usted. Las respuestas son confidenciales.

1. Usted vive:
 - a. Dentro de la Cuenca del Mono Lake
¿Dónde? (P.Ej. Lee Vining, Mono City)

 - b. En el Condado de Mono, fuera de la Cuenca del Mono Lake
¿Dónde? (P.Ej. June Lake)

 - c. Fuera del Condado de Mono
2. ¿Durante cuánto tiempo ha vivido usted, o ha tenido una propiedad en la Cuenca del Mono Lake?
 - a. Menos de 1 año
 - b. 1-2 años
 - c. 3-5 años
 - d. 6-10 años
 - e. 11-20 años
 - f. 21+ años
 - g. No vivo o no tengo una propiedad en la Cuenca del Mono Lake
3. Usted es un:
 - a. Residente permanente
 - b. Residente temporal (verano/invierno)
 - c. Propietario de una segunda vivienda (personal o para renta)
4. Si usted posee una propiedad en la Cuenca del Mono Lake, ¿dónde se ubica?:
 - a. Lee Vining
 - b. Mono City
 - c. Cottonwood Canyon
 - d. Lundy Canyon
 - e. Otro _____
 - f. No poseo una propiedad en la Cuenca del Mono Lake
5. Si usted vive en la Cuenca del Mono Lake, ¿es usted propietario de su residencia, o la arrienda?
 - a. Propia
 - b. Arrienda
6. ¿Qué edad tiene?
 - a. Menos de 20
 - b. 21-24
 - c. 25-34
 - d. 35-44
 - e. 45-54
 - f. 55-64
 - g. 65 y más
7. ¿Cuál es su género?
 - a. Masculino
 - b. Femenino
8. Situación familiar:
 - a. Soltero, sin hijos
 - b. Soltero, con hijos
 - c. Soltero, los hijos ya no están en casa
 - d. Pareja, sin hijos
 - e. Pareja, con hijos
 - f. Pareja, los hijos ya no están en casa
9. ¿Cuál es su situación de empleo?
 - a. Trabaja en la Cuenca del Mono Lake
Trabaja en el Condado de Mono, fuera de la Cuenca del Mono Lake. ¿Dónde? (P.Ej. Bridgeport)
10. ¿Cuál es su profesión? (Encierre en un círculo todas las que correspondan).
 - a. Agricultura (cultivos/ganadería)
 - b. Dueño de negocio
 - c. Construcción
 - d. Educación
 - e. Gobierno
 - f. Servicios de Salud
 - g. Negocio casero
 - h. Dueña de casa
 - i. Alojamiento
 - j. Fábrica
 - k. Minería
 - l. Organización sin fines de lucro
 - m. Profesional de actividades al aire libre
 - n. Restaurante/Servicio de alimentación
 - o. Ventas al por mayor/ventas
 - p. Jubilado
 - q. Estudiante
 - r. Visitante/Servicios de Turismo
Especifique: _____
 - s. Voluntario
 - t. Otro: _____

¡Participe!

Si usted quisiera que le avisemos respecto a reuniones y talleres de trabajo para participar en el proceso de planeación, por favor, envíe su información de contacto a hdebethizy@mono.ca.gov.

Por favor, devuelva éste formulario por correo hasta el 31 de enero (matasellos con esa fecha máximo) a:

**Mono County Community Development Department
Heather deBethizy
P.O. Box 347
Mammoth Lakes, CA 93546**

O déjelo en el buzón en el Restaurante Nicely's o en Mono Market, Lee Vining.

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APPENDIX E: COMMUNITY SURVEY SUMMARY RESULT

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APPENDIX E: COMMUNITY SURVEY SUMMARY RESULT

The survey was intended to capture community opinion and was NOT a forum for personal attacks against individuals or entities. Comments that were deemed inappropriate due to their derogatory or accusatory nature were modified to include only the concern embedded in the comment. Specific names of private entities and individuals were removed. References to private property owners were also removed. All modifications are indicated by text in *italics*.

Percentages may not add up to 100% due to rounding errors and/or not every respondent answered every survey question.

In order to cite survey data within the Mono Basin Community Plan policies, this summary document re-numbers the survey questions in order to be consecutive.

VISION STATEMENT

1. Overall, do you feel the draft vision statement will help guide the Mono Basin communities in the right direction?
 - a. Yes: **32 (46%)**
 - b. No: **5 (1%)**
 - c. Not Sure: **26 (37%)**

2. What do you like about the draft vision statement?
 - Great to be considering/evaluating all this – how this small town can flourish yet fit within its bounds and complement its very special location.
 - Recognizes the uniqueness of the Mono Basin. Recognizes the importance of our natural setting.
 - Dark night skies.
 - Responsible recreation use.
 - Mostly positive honorable goals.
 - It suggests possibilities, which could turn out. Would be okay with some small changes if they are necessary. Now we have some of the values.
 - That the values are given equal weight.
 - Nothing.
 - Nothing.
 - It helps focus on what we want as a community.
 - Small community (maintaining). Environment (Care for).
 - Some suggestions are positive. We already have many of the values suggested.
 - Sounds like people are finally realizing Lee Vining needs change.
 - It addresses the strong assets the community has.
 - It addresses economic, social, and ecosystem facets of our community.
 - Safe friendly community.
 - “We are committed to growing a stable, viable community” while preserving our small town character.
 - That it includes people, the landscape, and the economy. I’m really glad that it has the part about affordable housing too. I think that’s critical.

Appendix E: Community Survey Results Summary

- Emphasis on small community, healthy environment, affordable housing.
- Engaged community, pristine wilderness, improve communication capacity, affordable housing, and especially dark night skies.
- It's a good start.
- Considers multiple interests and values.
- Sustainability.
- It all sounds good.
- I like the direction it's going in.
- Good vision. Continuity with prior vision. Like the "healthy natural environment" bullet point.
- The draft vision statement provides guidelines for development permits.
- That it is.
- It's great!
- Promotion of dark night skies.
- The intent is good.
- Some of the values. Such as clear edge between developed and natural areas. Low density development. Safe, friendly communities is good.
- Acknowledges diverse recreational & outdoor activities. Need to promote off road vehicle usage and hunting opportunities!
- Makes sense. Seems like it will be a good starting point for future policy/decision-making discussions.
- Everything!
- Absolutely nothing – it is totally unnecessary!
- The environmental goals.
- I like the succinct points I makes and the overall scope.
- I strongly hope that the d.v.s. will inspire, unify and motivate community members to pursue common goals and to stay and work together with renewed optimism.
- Efforts were made to include all elements of community.
- Worded in a constructive, positive, pro-active manner.
- The introduction to the Vision.
- Fairly clearly states the obvious.
- That you engaged in the process with residents and others.
- Appreciate the hard work that went into it.
- The first paragraph is perfect up to ecosystem of the area. I like the statement, "promote local products." What a great idea just like the pioneers that settled here 1) agriculture, 2) livestock production, 3) ranching, 4) gardens and fruit orchards.
- The emphasis of environment and preserving the outdoor space and small town personality.
- I think overall it does a good job of a general statement that encompasses the diversity of the community.
- Community, environment.
- Although seemingly incompatible, the goals represent a place to at least start a public discussion and possibly a chance to resolve some of our differences.

3. What do you dislike about the draft vision statement?

- Aiming for year-round employment for everyone is not reasonable – it's not something sustainable in this location.
- We do not need "year round" employment.
- Heavy on grazing in the Mono Basin – don't agree.
- Good.

- World-class outdoor venues.
- Lack of strategy.
- They show considerable consideration.
- There are no concrete steps to achieve the goals. I realize that comes after the visioning, but it would be powerful to include some steps.
- Stupid.
- It doesn't say how these things will be implemented.
- It does not address our current/future economic realities. We need real wealth creation through development and use of our local resources; i.e. mining, logging, ranching.
- Vague priority.
- It's OK. Mostly fluff.
- It's all about enjoying the area but with *certain entities (names withheld)*, 6 years from now we will only be able to walk and drive on Highway 395.
- It emphasizes things this community already has, rather than what it needs developed. It's long, kind of fluffy.
- It doesn't seem to address what I see as a big issue, namely, the issue of what an optimum population size is for the community. Larger or at the same level? Population size can be a deciding factor in determining a future economic base.
- Conflicting statements.
- Do we value economic opportunity over quality of life? Is that implied in the order of first statement? (*Suggested re-ordering first sentence to read "...preserves our quality of life, provides for economic opportunity..."*)
- Anything about affordable housing.
- Too wordy, speculation that tourism is the basis of the economic engine.
- Nothing – it's really nice.
- Not sure how I feel about more development even if it is green, there are lots that could be redeveloped that are now becoming dilapidated.
- It hints at trying to become more citified. Forget Main Street landscaping – God has done a good job in this. Don't invite industry, other than what is already here; i.e. tourism – no more industrial use. Leave the Caltrans yard alone. It's comforting to see and know they are nearby.
- Needs to be condensed.
- Sounds good on paper, but the reality is bleak. What are we going to do? Bomb Lee Vining and start over? How can we encourage entrepreneurial efforts when there is no land or commercial space available? Currently Lee Vining is not a business-friendly town due to lack of opportunity for business space.
- Small compact communities – not possible due to lack of private lands – Mono Co big mistake ending housing on Conway Ranch where infrastructure was in place... I have never felt many in the community wanted any expansion of business except in a narrow perspective.
- A firm statement is needed about not permitting development which does not fit the vision statement. The Jupiter (*Juniper?*) Ridge development basically destroyed much of the value of the Valentine Reserve.
- OK
- Too good to be true?
- Too many vague questions throughout questionnaire.
- Even as it is mention in the draft statement. I believe there is not attention given to the fact that tourism is the driving force behind our economy and that recreation creates tourism. I think you should be careful on creating building requirements that discourage growth and jobs.

Appendix E: Community Survey Results Summary

- When recognizing environmental responsibilities and preservation, not to infringe on hunter's rights!
 - I see no mention of the elders of our community. We consider the children, the workers, the tourists, etc. explicitly. Perhaps consideration of our aging population is implied?
 - Nothing.
 - It's existence.
 - The sustainable economic goals are most likely unrealistic for a seasonal resort community. Year around industry is unlikely to be compatible with environmental goals.
 - I'm not sure it goes far enough in valuing "diverse businesses and service." It might be worth stating that we specifically want in our community: schools, a post office, a market, daycare, a visitor center, a restaurant – and all except the schools open year-round. The same for "energy efficient building design" – how about promoting energy and water and resource efficiency and sustainability in all areas, including transportation.
 - I like it!
 - Nothing. It's as good as I imagined or better.
 - That the goals lead with economic opportunity – *Comment modified: perception that the economic opportunity is for specific business owners who are seeking private gains that don't necessarily benefit the community.*
 - Too wordy on the bulleted section.
 - Bland platitudes.
 - It represents an older model of community development. You might check Google "asset-based community development" to see more current and effective processes. Luther Snow is the rural guru of this science.
 - Not completely happy with the "A healthy natural environment" paragraph. The federal, state, local governments are taking too much control over our land and getting too restrictive, where we have no rights to enjoy the freedom of our land.
 - I do not advocate the need to capitalize on our world class venues. We have already exploited our resources enough. The only ones who gain from this exploitation are (*comment modified*) *certain business owners and special interests.*
 - The emphasis on "capitalizing" on outdoor venues. Sounds like Big Development to me.
 - Because it is general I see how in decision making the process will still be challenging for the community. The "devil is in the details" as they say, but I don't see a way around that.
 - Economic growth, business promotion, affordable housing, "develop", "grow", "capitalize," "promote." Why are there Land Use (A), Economy (B), and Community (C) goals below, but no environmental or recreation goals?
 - 1) There is a need to better define the term "industry." 2) Not in favor of further exploitation of the lake. More tourists only adversely impact most wild places whether its Mono Lake or elsewhere.
4. What should be added, deleted, or changed?
- Grazing language should be modified (*e.g. don't agree with "heavy on grazing in the MB"*).
 - It's good.
 - Inviting the world to our outdoors (*e.g. "world-class outdoor venues"*).
 - Add a promise that the RPAC will lead the way to getting these to happen. Add deadlines and names of RPAC members who will work on these issues.
 - Reality.
 - *Add:* all public utility improvements need to go through permitting and review regardless of if state thresholds are met or not.

- 1) We need jobs not housing. The majority of year round employees work for two business owners and are mostly from Mexico. 2) Actually use the community center for the people not for meetings. Make it inviting and open, that could be a job for a local or two.
- Identify recreational priorities.
- A lot of it sounds like it was written by tree huggers and not the locals. Sounds like some of it was written to profit specific local people and not the town as a whole community. *(Suggested deleting “promote local products to grow profits” and “foster home-based businesses” in the sustainable economy bullet. Comment about home-based business - this isn’t for the community.)*
- Catering to summer tourists is the economic bread & butter of our community, and should be emphasized. Would be great to have other profitable economic opportunities, but non-tourist based ones are riskier.
- Perhaps by being inoffensive to everyone, after all, who could disagree with most of it. It seems to be much too generalized. The community already has all of these values, except for a sustainable economy. How about a vision for values/qualities it doesn’t have, or needs to aspire to?
- Recognize the problem with the undocumented aliens in our community.
- The natural environment is well protected here. What is not is commercial investments, access to the lake, and Lundy Canyon in the winter. You cannot preserve and promote without damaging the resource.
- It would be great to have something in thereabout the systems that keep our town running. For example, I think that the sewage system is horrible. It smells really bad, especially in the summer – both in town and also along the creek trail. I know it’s hard to make these systems run because they depend on people volunteering to be on the PUD, and there’s little money to support them, but it’s no good to have a stinky town! It’s bad for the economy and the landscape.
- More community events. There is nothing to do after 9pm in the summer.
- There’s no mention of overcoming prejudice, supporting equal opportunity, or reaching across cultural barriers. There should be!
- Home businesses are good o open up Conway Ranch existing lots. Look for community friendly business expansion of year round jobs – not just in the government sector.
- “Housing is affordable” according to who?
- Not sure what “recreation access” means, sounds like a federal land issue outside scope of this plan.
- Not sure what “recreation access” means, sounds like a federal land issue outside scope of this plan. *(2nd comment.)*
- Tourists are vital but nightclubs for tourists are not as they impact the community adversely.
- As is, is good.
- Needs to absolutely discourage satellite development – e.g. development outside existing town footprint. Unclear with the language above.
- Our economic assets need to be identified and protected. Some wordage in this statement may conflict with some of our economic assets.
- In recreational opportunities state – capitalize on harvesting game animals.
- See above (I see no mention of the elders of our community. We consider the children, the workers, the tourists, etc. explicitly. Perhaps consideration of our aging population is implied?) I don’t have specific wording at this time. *Add “diverse” to Rec Opps bullet: “we value diverse responsible recreation...”*
- Add: emphasize need for collaboration (communication, coordination, partnership) between community (County) & State/Fed activity.

- Delete in its entirety.
- A more realistic economic plan. The limited availability of private land in Lee Vining and Mono City for new construction.
- To the beginning, perhaps rephrase “our unique location as the gateway to Mono Lake and Yosemite National Park, within the...” Add unmarred to “*healthy natural environment*” *bullet*. Scenic grandeur is so easy to whittle away!
- Maybe on communities “respect diversity of people and opinions.”
- 1st bullet – hard to have a “town center” when split by a highway.
- Nothing – enough time has been put in.
- Clean air and water also necessitate clean or useful of pollutant-free ground soil.
- I am not sure how to change the wording of this one paragraph (*healthy natural env.*).
- The need to regain our historical uses, and to maintain those that we still have such as hunting, reasonable mining (cinders, pumice).
- Education and retention of citizens.
- Add strong wording to avoid sprawl, avoid motorized recreation & tourism, avoid extractive and exploitative industry.
- Affordable housing should be deleted. If this plan can be worked out and business does improve people can build or buy their own housing with their own money.
- 1) First, these materials are impressive in their detail and range of issues addressed. Thank you for this hard work. I hope different groups of community members provided input; if not, I'd think it important, in the spirit of genuine community development, to find other ways to engage those who didn't. 2) Absolutely essential but missing, however, is any mention of the critical social role the schools play in the community prosperity. This is totally a legitimate County issue, has nothing to do with the separate management of the school district. Not to mention it is to assume inaccurately that the county and town cannot do anything to embrace the role the schools play, for example, in fostering interaction between different groups of adults who do not cross paths otherwise, which then leads to may other problems; or in providing venues and focus for community activities. Some people argue, and I agree, that the that the faltering of the schools in the early 1990s led in large part to the selloff of family businesses which then led to concerns we talk about today – lack of small businesses on Main Street, lack of social groups where adults interact and plan community activities, etc. There must be a way to acknowledge and support the specific role of the schools in the health of this town. That doesn't mean the town needs to get involved in the schools; it means the town needs to draw on the strength and “social convening” which the schools provide. 3) One critical type of community value also seems to be missing repeatedly in these materials. This is the deep roots of the Lee Vining and Mono City cultures; the identity of the people who developed this place. Community planners and economists call this “social capital” and cite it as essential to vibrant communities (even while it is avoided by m any government planning processes because it can cause controversy). Government may shy away from controversy but strong communities should not. You could build a brand new community with the good values listed in the materials ... environmental, economic, distant historical, small town character, etc. But if you also add this other clear acknowledgement of the roots and culture of the current residents, the social capital, then you will have added a different type of value that should influence policy decisions in a different, deeper direction. 4) Related, it would strengthen this work to acknowledge several specific demographic groups who are core to this community identity. This can be controversial, but that is an opportunity to affirm the identity of our towns, not something to be shied away from. I would suggest to all -- list explicitly the groups of people who came with the waves of development which have profoundly affected the Mono Basin's culture, all of which are still represented in the current population (and on this RPAC!), noting that some people fit in more than one of these rough categories: Native American

residents, "Pioneer" residents (35-100 years?), multiple generations who anchored the identity of the towns over time, "Mono Lake" immigrants, those who came with or as a result of the first 10-20 years of the move to save Mono Lake, New Businesspeople, those who bought out the previous family-owned businesses primarily in the 1990s as Lee Vining and the school system were struggling (in part for lack of the kind of community strength identity we're discussing here), and whatever the latest wave might be called...energetic newbies who see great opportunity and lifestyles here? 5) Related, the "years of residence" Question #2 in your Community Demographics page doesn't make sense. It implies that all residents of 21+ years are of the same demographic cluster, which is terribly inaccurate in this case, as evidenced by the list above. The demographic clustering of people here prior to or following 1980 is particularly important, for example, in understanding and valuing different elements in the strong character of this place. And again, it is the "character of this place" beyond the direct economic and environmental plan which needs to be made more explicit if this is to succeed in fostering real community development.

Land Use Goal: 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.

| | | YES (strongly agree and agree) | NO (strongly disagree and disagree) | UNDECIDED |
|----|---|--|---|------------------|
| 4 | The Land Use Goal will help guide our community in the right direction. | 63% | 17% | 16% |
| 5 | Development should occur within Lee Vining first before expanding the community's footprint. | 70% | 17% | 9% |
| 6 | More affordable housing is needed in the Mono Basin for people to live where they work. | 67% | 19% | 10% |
| 7 | Recreation access to Mono Lake needs to be improved. | 34% | 50% | 10% |
| 8 | There is a need for more light industrial land in the Mono Basin. | 36% | 42% | 17% |
| 9 | If light industrial land is needed, it should be located adjacent to Lee Vining. | 49% | 27% | 21% |
| 10 | Light industrial uses should be moved off Main Street to another location. | 50% | 27% | 11% |
| 11 | Lee Vining needs to improve its walkability by making it safer and more convenient to walk in town. | 58% | 36% | 3% |
| 12 | Maintain the scenic, recreational, historic and natural attributes of the Mono Basin. | 91% | 4% | 1% |
| 13 | Preserving the dark night sky of the Mono Basin by regulating outdoor lighting is important. | 70% | 20% | 6% |
| 14 | Lee Vining needs a town center with indoor and outdoor public gathering spaces. | 40% | 34% | 19% |
| 15 | Lee Vining lacks sufficient residential parking. | 37% | 48% | 11% |
| 16 | Lee Vining lacks sufficient commercial parking. | 43% | 37% | 14% |
| 17 | Commercial parking space requirements are too restrictive and impede new business development. | 48% | 21% | 21% |

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18. Where should industrial development be encouraged?
 a. On Main Street - **6**
 b. By the Airport and pumice plant- **45**
 c. Other: _____ - **4**
 d. Other places in the County besides the Mono Basin -**12**
 e. Nowhere- **11**
19. Where should affordable housing be built?
 a. On Main Street -**6**
 b. Next to the Community Center- **24**
 c. Lee Vining High School parcel -**29**
 d. Replace the County and Caltrans Yards -**23**
 e. Other: _____ -**8**
 f. Other places in the County besides the Mono Basin -**4**
 g. Nowhere- **1**

Economic Development Goal: 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.

| | | YES (strongly agree and agree) | NO (strongly disagree and disagree) | UNDECIDED |
|----|--|--|---|------------------|
| 20 | The Economic Goal will help guide our community in the right direction. | 60% | 17% | 16% |
| 21 | Agriculture production should be encouraged where appropriate. | 81% | 13% | 6% |
| 22 | Livestock production is important for the local economy. | 49% | 38% | 9% |
| 23 | Sheep grazing is important for the local economy. | 38% | 43% | 17% |
| 24 | It is important for livestock grazing to follow environmentally sensitive practices. | 76% | 11% | 9% |
| 25 | Further development of the airport and its potential related services should be pursued for economic development. | 36% | 58% | 7% |
| 26 | Programs and attractions that promote longer stays by visitors should be cultivated. | 81% | 13% | 6% |
| 27 | Diversify and promote recreational opportunities during the shoulder seasons and winter. | 80% | 10% | 9% |
| 28 | Home-based internet businesses should be supported and encouraged by providing better infrastructure. | 70% | 10% | 17% |
| 29 | Provide incentives, such as relaxed county codes, fees, and taxes, for small businesses that contribute to a more diverse and interesting Main Street. | 72% | 20% | 6% |
| 30 | There is a need for more job opportunities in this community that pay wages that reflect the cost of living in the area. | 89% | 4% | 7% |
| 31 | Encourage and provide incentives for businesses to stay open year-round. | 75% | 11% | 13% |

32. Which of the following groups or organizations should lead economic development initiatives in the Mono Basin? (Circle all that apply.)

- a. Private citizens - **46**
- b. Local business leaders- **42**
- c. Chamber of Commerce - **35**
- d. Major Corporations - **6**
- e. Non-profits -**24**
- f. County Government/Mono Basin RPAC- **45**
- g. State Government -**14**
- h. Federal Government- **11**
- i. No one-**1**
- j. Other
(Specify) _____

-8

33. Please rank in order of importance the services/businesses you believe would most benefit the community (#1-10).

Not tallied. Survey respondents filled out this question in a variety of ways; therefore, data tabulation was not possible.

Community Goal: Build a safe, friendly community where people feel connected, work together to resolve community issues, and are involved in community activities and events.

| | | YES (strongly agree and agree) | NO (strongly disagree and disagree) | UNDECIDED |
|----|---|--|---|------------------|
| 34 | The Community Goal will help guide our community in the right direction. | 64% | 13% | 20% |
| 35 | More community-wide events are needed. | 68% | 13% | 17% |
| 36 | Community events should celebrate the historical setting and human history of the Mono Basin. | 71% | 10% | 17% |
| 37 | Continuing education and vocational classes for all ages should be offered. | 70% | 7% | 20% |
| 38 | Community facilities, such as the community center, parks, and fire services, need to be improved. | 50% | 36% | 13% |
| 39 | Recycling programs should be expanded. | 60% | 10% | 21% |
| 40 | Assist the Kutzedika Mono Lake Indian Community's efforts to obtain tribal recognition, a land base and community services. | 62% | 18% | 19% |
| 41 | Factual media coverage and accurate community information sharing is needed in the Mono Basin. | 58% | 11% | 21% |
| 42 | There is a need for more youth outdoor education. | 70% | 15% | 14% |
| 43 | The library should provide more services and reading material choices. | 63% | 18% | 13% |
| 44 | More supervised youth activities and facilities are needed. | 57% | 17% | 26% |

45. How can we encourage people to volunteer in the community and participate in events?

Comments grouped by topic.

Hold more events.

- More different events.
- More events such as community gardens, film series, service projects, historic celebrations.

Focus on a limited number of successful events that effectively utilizes the limited volunteer base.

- Bring back all the events that the true locals really enjoyed (Mark Twain days, fire works over Mono Lake). *Inappropriate comment withheld.*
- Seems like many of the community already volunteer – already so many opportunities.
- Problem isn't that people don't volunteer – there are just a lot of events!
- Small population; time is limited so don't ask too much. Focus on realistically sized list of events that are successful.
- Small population; time is limited so don't ask too much. Focus on realistically sized list of events that are successful. *(2nd comment.)*
- The number of people in the community is not large enough to allow for a percentage of volunteers to be sufficient to do the volunteer tasks now.
- Keep the venues varied, a more effective approach. Make the “events” smaller in scope and hold lots of them.
- Have multiple organizations co-sponsor more cultural “cross-over” events and projects.

Provide incentives, payment, recognition for volunteers.

- It depends on what it is they're volunteering for. We are in a reward (paycheck) based society. Have food for them, a meal, not just snacks or potluck style.
- Lee Vining bucks. Good for community services and local goods. Our own money. It works! Other small towns have done this.
- Reflect the good ole' days, show pics, tell stories! Recognition goes a long way.
- Give them financial incentives or award recognition or just recognition (*illegible*).
- Offer food at meetings (simple food like pizza). Busy people don't have time for dinner and meetings.
- acknowledge them

Promote a positive, non-political, inclusive social environment that attracts volunteers.

- By being careful in how we comment when we speak of what they do.
- Promote a positive, inclusive atmosphere for them. The single best way to do that is make sure (*name withheld*) or other vocal negative people pipe down or don't attend.
- 2) if events remain non-politicized.
- Encourage civility related to events. The controversy surrounding the 2009 Christmas party was a complete turn-off.
- Welcome more diverse viewpoints, ensure that (*comment modified*) *one point of view/entity/person* does not dominate.
- Make them fun and non-political.
- Do not ignore what is important to others. Stop being so self serving, money and self preservation is not working.

Advertise the events more, including social networking.

- Put up big signs with lots of designs.

- People may volunteer more 1) if they hear about events & volunteer need / if they are asked...
- This is “bottom up” relational work – friends inviting friends.
- Better advertising of events.
- More advertising.
- Ask ...
- Volunteer “center” or bulletin board where people can see all the opportunities in one spot.
- Get the word out. People who are asked will help.
- By talking to them ahead of time. Going to their doors and letting them (*know*) what’s going on. Communication is the key.
- ...posters at post office, community center.
- Not sure but wonder if more outreach in Spanish would help?

Recruit younger residents.

- Center events on or include the school and its students to participate.
- I (*illegible – dissatisfy?*) younger prospects to take over for long time/limitless volunteers.
- Give them leeway to decide on how to volunteer and carry out the duties.
- Include people in planning of events so they own them.

Build events around people’s interests and talents.

- If there are events and needs that can utilize a willing person’s talents, they will generally step forward.
- Assess their interests/capabilities rather than trying to fit people into already existing slots.

General

- Huh?
- Lead by example...
- Love thy neighbor vs. hate “them” (*names/stereotypes omitted*).
- Invite more diverse population into residency!
- Wish I knew!
- People could volunteer more if wages were higher and they didn’t have to work as much – maybe – if they had more time.

46. How can we encourage more interaction between the schools and the community? *Comments grouped by topic.*

Involve the business community with students .

- Have classes come visit local businesses (like Career Day in reverse), give course credit for internships, have kids do projects for credit with businesses (like writing up a business plan or budget in partnership with a business).
- Service learning / place based education – student working in community and community members in schools. Block scheduling in the schools to give time to get out into the community.
- Have community leaders and members visit schools for discussions about careers, etc.

Hold mutual/joint events.

- Physical sport events contest for adults and children.

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- Start having Bingo nights again. Hire a band and feed the people while making money for the school. Do it on Tuesdays and Wed (especially during winter). The only restaurant is closed those days. Tourists would come, there's nowhere else for them to go. They should have a ski swap and rummage sale annually. Have the community garden provide the school lunches produce.
- Have more joint events – Chautauqua Sunday picnic lunch is a perfect example of a great fundraiser for the high school.
- students doing community service
- Involvement in service projects, Mono Basin restoration effort.
- Christmas dinner at Community Center with presentation by the students.
- Stage some public meetings in which school and community members discuss mutual needs, resources and goals – adopt mutual projects!

Schools should outreach to and involve the community more.

- Encourage schools to include community as well as the parents to participate in school activities.
- Ask the community their opinion more.
- The schools need to start working with the community not against.
- Schools need to be more responsive to the community. *Comment modified: perception that schools do not find communities to be important.*
- This is already active – could encourage new school regime to interact more with community.
- Volunteer opportunities for residents – exchange student program example Palo Alto ←→Lee Vining for a semester.

The community should outreach to and involve the schools more.

- By sending letters to the people at school.
- By going and speaking with school staff, talking to them on a regular basis. Helping each other out.
- Find ways to involve the schools in some dimension or facet of the event.
- Community entities come to the school with a proposal vs. the opposite.
- More community volunteer participation in school programs

- Ask the kids! Not all of them want to go play in a garden or hang out on Mono Lake.

Schools should seek more involvement from parents.

- Ask parents.
- More parent involvement in PTSO and school support opportunities.
- Focus on interaction with the schools (*illegible*) parents of students.
- Parental involvement – such as clean up day....

Schools should advertise events and volunteer opportunities more.

- Publish events in local paper with a phone # to call for volunteers.
- Using media – contacting not only parents but community members.

- Newsletters to boxholders.
- Better communication.
- Get the word out to the community about school events!
- Better communication of opportunities for involvement at the schools.
- Advertise.
- Need more publicity on what is taking place at the schools, such as sports, events...
- better info for the community on what these [volunteer events] are.

Stabilize school staff.

- Encourage less turnover so as school staff develops a feeling of ownership.
- Better paid teachers who live in the community year around and not turnover after one school year.
- Encourage good teachers and administrators to work here by offering good wages and benefit packages and support them and the children they teach.

Increase accessibility to school facilities to encourage community use.

- Keep school facilities open and free after hours (gym, field, library). *Comment modified.*
- schools need more open house visits. Especially new grammar school. Sure would like to know why new grammar school has not been open to public?

General

- Encourage it.
- Did not know it was a problem.
- No changes needed.

47. What would improve accessibility to the Lee Vining Library?

- a. Improved Parking-**12**
- b. Longer Hours-**24**
- c. Easier pedestrian access-**11**
- d. Different location-**21**
- e. Other _____-**16**

48. What new community facilities are needed, and where? (Fill in the location.)

- a. Park (*Staff Conclusion: Appears existing parks are sufficient; mild interest in a park in Mono City*)
 - Mono City.
 - Mono City.
 - Mono City
 - Mono City
 - Mono City
 - Mono City
 - Mono City.
 - Near town
 - Lee Vining.
 - Airport/pumice plant

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- County & Caltrans vicinity with housing.
 - Perhaps a mini-park on some empty lot in town.
 - South of Forest Service Center.
 - Hess Park.
 - We have a great park (*illegible*).
 - Don't need any more parks!
 - Already have 2 great parks (Gus Hess – Mono Lake)
 - No new parks
 - Plenty already – nature is the most accessible to any community
 - Have a great park – improve it.
- b. Community gathering spaces (*Staff Conclusion: Most appropriate location is town/Lee Vining.*)
- Town
 - Center of town
 - Town
 - Town Center
 - Lee Vining.
 - Lee Vining,
 - Lee Vining
 - Downtown or within block or two of downtown in walking distance.
 - Areas near town center.
 - County yard/park
 - Instead of Caltrans/Co. yard, screen
 - Community center.
 - The v-shaped parcel between 395 and Mattly Ave.
 - Mono City.
 - Mono City
 - Mono City.
 - Mono City
 - Park space.
 - Hess Park.
 - Same as above (*e.g. we have a great park [illegible]*).
 - Mono Vista T.P
 - We have to schools churches & community center we need no more.
 - Not sure.
- c. Sidewalks, crosswalks and other pedestrian facilities (*Staff Conclusion: main need is crosswalks on Hwy 395 and Lee Vining.*)
- A safer way to cross Highway 395
 - Crosswalks more in town across highway
 - More cross walks on main Highway
 - 395 more.
 - Crosswalks – Main Street
 - Main Street
 - Downtown x 3 blocks in every direction
 - A narrowed Hwy 395 & diagonal parking on one side

- Lee Vining – Hwy 395.
 - Lee Vining
 - Lee Vining.
 - Lee Vining.
 - Lee Vining
 - LV, west shore, Mattley Ave.
 - Town
 - Town center.
 - Benches - along 395
 - Sidewalks everywhere!
 - From Chevron to the lake.
 - Town going up to the Mobil and from town to USFS VC.
 - OK
 - Not
- d. Community center (*Staff Conclusion: current facility is adequate; there is some interest in more programming and/or using it as a community gathering space.*)
- More at our center.
 - (*illegible*) with more things to do.
 - Make Lee Vining's more user friendly open daily.
 - We have one – we just need to keep it open, put in chairs, magazines, etc.
 - Lee Vining as it is.
 - We have the best community center in the County – use it.
 - We have a community center.
 - We have one.
 - Current is very accessible to community
 - Public radio station.
 - Downtown.
 - No – we have one!
 - Mono Vista – summer movies outdoors
 - School, elsewhere.
 - Mono City.
- e. Community garden (*Staff Conclusion: No strong indication another facility is needed, or any consensus on where it should be located.*)
- School.
 - LVES not HS
 - Lee Vining.
 - Lee Vining.
 - At community center or BLM or LA Power/Light land.
 - Hess Park expanded/Conway Ranch and Rechambeau Ranch
 - Ranch
 - Add another (*illegible*) before town or northwest side
 - Mono City.
 - Build a community green house.
 - Expand
 - Any place we can get/expand.

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- Suitable location for access & growing.
 - Current location
 - Okay where it is.
 - No!
 - Skip it. Locate in each landowner's backyard.
 - No.
 - Have one – use it.
- f. Other facility (*Staff Conclusion: no strong consensus on additional needed facilities.*)
- Gym – near community center with juice bar
 - Gym – anywhere.
 - A small gym next to the community center. To allow a place for kids to go to.
 - Skate park – vicinity of community center.
 - Skateboard area next to tennis or community center
 - Bar(s) – Lee Vining (old post office, black bear), store in Mono City
 - Bar – old post office.
 - A bar in town that stays open later than 9 so people can meet each other and tourists from all over the world.
 - Bowling alley – Lee Vining by the community center.
 - Bowling alley – Lee Vining.
 - Benches on Main Street.
 - Trees on Main Street.
 - New commercial district/park in Caltrans yard.
 - Improved fire station – at present location, plus empty lot to the south (*name withheld – privately owned property*).
 - Radio station – any building will do. Don't need much space. (community center)
 - We have nice community center, ball fields, etc. I feel the problem is where do we get the \$ to fund upkeep and improvements to existing sites.
 - Ski lift on old ski hill.
 - Public bathroom with regular hours in Hess Park (those bathrooms are sometimes open intermittently).
 - Multipurpose trails: LV-Old Marina, LV-South Tufa, LV-County Park, County park-Mono City
 - Parkway at/from SCE to Creek trail and through sewage ponds area
 - Mountain bike trail to connect town to LV Canyon.
 - Swap meet / reuse/recycle center in Pumice Valley Transfer Station
 - Swimming/indoor pool instead of County yard
 - Senior citizen program in Lee Vining.
 - Open roads – Hwy 270, 120, 158: allow these and other roads to be driven further in the winter for access to XC skiing, ice fishing, snowshoeing, photography, etc.
- g. NONE: 9
- h. Don't know: 1

49. How important are the following issues to you?

Ordered generally from the most important (scores 4 + 5 combined) to the least important.

| | Not Important- 1 | 2 | Somewhat 3 | 4 | Very Important- 5 |
|--|------------------------|----------|---------------|-----------|-------------------------|
| Education (after school programs, vocational training) | 3 4% | 2 3% | 11 16% | 33 47% | 21 30% |
| Emergency Services | 3 4% | 2 3% | 11 16% | 15 21% | 37 53% |
| Environmental protection | 4 6% | 3 4% | 12 17% | 14 20% | 39 56% |
| Environmental Protection of Mono Basin natural resources | 5 7% | 2 3% | 9 13% | 14 20% | 36 51% |
| Availability of housing | 7 10% | 4 6% | 7 10% | 24 34% | 26 37% |
| Building a sense of community | 3 4% | 3 4% | 11 16% | 15 21% | 34 49% |
| Historic preservation | 2 3% | 4 6% | 15 21% | 19 27% | 30 43% |
| Energy efficiency / "green" community | 10 14% | 5 7% | 12 17% | 8 11% | 32 46% |
| Availability of local goods | 3 4% | 4 6% | 12 17% | 19 27% | 28 40% |
| Year-round jobs | 3 4% | 1 1% | 14 20% | 17 24% | 29 41% |
| Community events | 4 6% | 4 6% | 15 21% | 26 37% | 19 27% |
| Availability of locally grown food | 7 10% | 2 3% | 12 17% | 16 23% | 29 41% |
| Walkability within town | 6 9% | 7 10% | 13 19% | 14 20% | 28 40% |
| Health Services | 3 4% | 4 6% | 19 27% | 11 16% | 30 43% |
| Parks and recreation facilities' | 5 7% | 4 6% | 17 24% | 17 24% | 23 33% |
| Tourism Promotion | 7 10% | 2 3% | 15 21% | 17 24% | 23 33% |
| Arts and Culture | 5 7% | 4 6% | 20 29% | 21 30% | 19 27% |
| Senior services | 4 6% | 4 6% | 26 37% | 19 27% | 15 21% |
| Access to Public Transportation | 12 17% | 5 7% | 24 34% | 9 13% | 19 27% |
| Light industry | 33 47% | 5 7% | 23 33% | 9 13% | 12 17% |

50. If you were responsible for budgeting \$100 for the following community projects, how would you spend it? You may allocate the entire amount to a single item or distribute it, based on your personal priorities. (Total should add up to \$100)

Appendix E: Community Survey Results Summary

Not tallied. Survey respondents filled out this question in a variety of ways; therefore, data tabulation was not possible.

51. Are there any important issues that are not addressed? What do you feel is the biggest community challenge? *Comments grouped by topic.*

Business

- Would be great if the Mono Inn were again a fine dining option.
- Businesses shouldn't be allowed to leave buildings vacant on the Main Street – not a recipe for a vibrant town.
- More diversity in businesses...
- ...though a larger variety of businesses would be nice, utilizing empty development that already exists.
- Not enough, or any, property or opportunities for additional small businesses like café's restaurants or small retail. More businesses are needed to capitalize on seasonal tourist visitation.
- It would help for a start to figure out how to make all the non-used, non-open but occupied commercial buildings functional (e.g. Yosemite Trails). The town is embarrassing and does not send an "open for business" signal when you drive through and 1/2 the businesses appear to be closed. Encouraging more creative, innovative, entrepreneurial small businesses ... is really important. On the flip side, we should get used to & accept the largely seasonal nature of business. We could & should do more to ramp up business in shoulder seasons (e.g. via festivals, promotions, etc.) but it's unrealistic and a waste of time to push for Tioga Pass being open year-round. It's just not going to happen.
- The county needs to make it easier to start a business in Lee Vining. Using parking as an excuse not to allow a business to start is dumb especially in a town full of hotels that are all within walking distance!
- Biggest challenge is not having profitable, year-round employment opportunities. Another issue/challenge is all the empty buildings on Main Street. (*Reference to private landowner withheld. Concern is that property owner may prevent businesses from opening in order to reduce competition.*)
- Breaking the monopolistic control over Lee Vining to allow new business.
- *Comment modified: Concern is that a property owner may prevent businesses from opening in order to reduce competition.* Our town looks half abandoned as a consequence. In all of my travels around the west to other gateway communities I've never seen a town so far from its potential as Lee Vining. We need a vibrant community with a range of restaurants and other businesses. *Comment modified: concern is that problem of shuttered businesses is absolutely killing our town and something needs to be done about it.*
- The biggest community challenge is the reluctance of a major commercial property owner to allow businesses seen as competition to rent what is currently vacant space. This contributes to a down-trodden look to Lee Vining and could provide much needed jobs and associated tax dollars for the community.
- The biggest community challenge is providing commercial retail space and/or land for creative industrious community members. There is no opportunity.
- It's a challenge that there is not more of an opportunity for smaller businesses in Lee Vining. *Comment modified: perception that one landowner can have a big impact that does not always seem to support diversity or a vibrant community.*
- Financing!
- *Comment modified: concern is state and federal governments are overwhelming and oppressive.* Private enterprise can and will do it better if allowed to do so! *Comment*

modified: This is too touchy-feely and not relevant. Government does not work. Let freedom and free enterprise prevail!

- poor restaurants in town, tourist trap type businesses and run down dead space (town is visually unappealing).

Jobs

- ...more jobs...
- *Comment modified: Concern is that undocumented aliens are driving wages lower and taking up housing; without them, wages will go up and housing will be available. But we need the business owners who employ them to get on the band wagon.*
- Providing year round employment with a living wage.
- That is very important [housing] & having a year round job.

Built environment/Land use issues

- ...less blight...
- 2) Using what we already have and improving instead of new buildings.
- The idea of moving the road yards to a light industrial area by the airport is the best.
- 2) Blighted properties. *References to specific properties removed, concern about car storage on streets.*
- Keep the community attractive both on and off Main Street. For example don't let people park "dead" cars near their home for more than 2 months.
- Also, changing existing uses (Caltrans yard) that no longer make sense for "downtown" but which have few good alternatives.
- The town needs to clean up the rubble. Old junked cars, trailers, broken down boarded up vacant buildings need to go. Our town has taken on the appearance of an old run down abandoned community that you would find out in the desert or old mining town in Nevada after the gold rush. Clean it up set up some town ordinances to prevent the dump look.
- 2) Don't limit efforts to improve the appearance of town to Main Street.

Affordable housing

- ... more places to live...
- Housing for many of our lower wage-earners and newcomers, more living wage jobs. (& the housing so that people who want to open a business can actually live here) is really important.
- *Comment modified: Concern is that there is nowhere to live if you don't work for one of only two main employers in town.* People need to have housing available so they can decide where they want to work.
- Biggest challenge – housing.
- Putting a few affordable housing units with a lower density there [at the road yards] would be wonderful to see happen.
- Housing is a big challenge.
- Biggest present challenge is affordable housing...

Ability to move forward

- Biggest challenge is developing a plan for moving forward once these priorities are agreed upon and established.
- We must figure out how to make decisions within our community – and then move forward.
- All the issues were addressed, we just need to stay focused and move forward with things.

Bringing the community together

- To come together all people – age, color, gender.
- I think the biggest community challenge is the divide between hippie & redneck, liberal & conservative. We need to learn to see our neighbors for themselves, not for who they work for, their bumper stickers, or how long they've lived in the area.
- Class/income, ethnic and political divides
- We need to expand and enrich the character of the community. It's myopic & one dimensional – in grown.
- Bridging involvement between newcomers and old timers.
- 4) Creating an environment that is for all ages, groups, races.
- Unity – involvement?
- Connecting cultural groups.
- Although we are a small community, there are many divisions along lines of cultural difference. While I have no concrete suggestions for bridging these gaps, I think the need to make our community more open and less stratified should be kept in mind during planning.
- Community members sticking to a dialog that is respectful and honest of the diversity of views represented here.
- Our community is very fragmented. New residents want change and old residents don't there is mistrust that this change comes from here today gone tomorrow dreamers.
- This community is made up of more than (*comment modified*) environmentalists. Make sure all sides of issues are heard (*comment modified*). Try a little conservative thinking rather than (*comment modified*) restrictive ideals.
- Reaching agreement through civil discourse.
- Reducing the social polarity that will impede achievement of these goals.
- Self-serving individuals with personal agendas dominating for personal advancement.
- People in the Lee Vining are dispirited and not prone to a communitarian approach to life. Individualism.

Retaining important values while making changes

- Improving the town but keeping it the same.
- Lee Vining is O.K. in many ways as it is. I don't want it to grow in a highly commercial manner, and I like the parks, schools and community projects!
- I love Lee Vining & the Mono Basin how it is ...

Community Center

- Community center with friendly things to do and warm.
- 5) making the community center (Lee Vining) a place where locals feel comfortable, have games, dominos, cards, have it open 3-8 daily (couches, chairs).
- The community center should be open to use by the community on a regular basis – not by fee & reservation.
- Community center – needs kitchen-hall opening for serving.

Interagency collaboration/Gov't & environmental regulation

- ... Or maybe the behind the back take over of Mono lake by the State Parks. Or the shutting down of the educational tour boat on Mono Lake. Then there is the attack on the cinder quarry or the pumice mine? ...
- Government needs to get the hell out of the way, it's plain and simple. In case there are some that are still confused, government (local, state, federal) broke the treasury and the citizenry – enjoy it!

- *Comments modified: Concern is that certain organizations/agencies prevent locals from enjoying the area, and that people don't participate in events because these organizations/agencies are involved.*
- Not closing the roads & trails in the Mono Basin & surrounding area.
- Removing the ultra restrictive building and development codes imposed by the county government.
- *Comment modified: concern is that some organizations/agencies block roads and impose too many restrictions around the Lake and Basin.*
- Returning Mono Basin back to agriculture center not a environmental restricted usage for just a few. Bring back green fields, not protecting all that sagebrush. We own the land and should have the right to use it for grazing, walking, riding horses, snow machines, driving cars, not road closures and more declared wilderness. We own this land, we should have the right to use it. Reduce the federal, state, county restrictions on land we worked so hard to own. We may own our land outright, but are so restricted as to what we can do with it.
Comment modified: perception that permits are required for everything.

Community events

- ...more stuff to do in town.
- 3) We lack entertainment for the community and the tourists.

Making decisions in the best interests of the community

- 1) Looking at what is actually needed for the majority of our community.
- Developing a vision that encourages ownership in the community. Do not take the shotgun approach. Prioritize and take necessary time to do it right maintain character of the community, don't lose it like Mammoth.

Lack of land

- Biggest challenge is lack of land available for housing and/or commercial development.
- Locally grown food/local goods cannot be made more available without opening more land/space for farming/production.

Small Community feel

- To continue Lee Vining as a small community – friendly, safe, good education + improving economy.
- Biggest challenge will be to avoid sprawl, development, industry, industrial tourism, pollution.

Recreation

- Improving winter and lake opportunities year round.
- Obtaining reasonable understanding and use of Mono Lake – get Mono Basin Tufa Reserve – State Parks to cooperate with uses of lake. Build a sensible boat launch ramp that would provide access to more than canoes and kayaks. Promote lake tours such as the excellent and informative ones that Tom Crowe conducted – provide year round access to parking area at old marina – weather permitting there is a high usage of this recently redone area.
Comment modified: Concern is that inaccurate information about the health of Mono Lake is disseminated. ...been around 37 years – conditions vastly improved.
- Control ATV, motorcycles & snowmobiles. Limit use to certain areas. Example: no mechanized use north of Mono Vista TP or above SCE utility road.
- *Comment modified: Concern is that no single entity should have too much influence over what happens. Tufa reserve operation should be folded into the USFS Mono Basin Scenic*

Appendix E: Community Survey Results Summary

Area. Better access for boating on Mono Lake needs to be provided. The USFS Visitor Center should remain open all year.

- publicize Hess Park with signs ... Tioga Pass Winter Access: Open TPR again in winter; provide shuttle service from airport and town and gate; put in a gondola from Poole Plant to Ellery (with a stop for ice climbers to get off in middle). Tioga Road: Keep open to top longer in spring and fall...

Communication

- Getting people together! Informing them all at once. Which would be easier with a radio station. Internet radio stations are easy to set up. And if we had a place for people to air their opinions, then locals would know more about what's going on. And we all can be DJ's. Radio station: kids can read the local news/sports, locals can air their opinions, locals can be a DJ (music brings communities together), local business can advertise free! (community radio).

Mobility

- ...and shuttle bus to Mammoth Lakes.
- Getting traffic to slow down on 395.
- Parking: motels charge extra fee for each car and \$ goes to 1) rent a space for it within a block; 2) fund a common parking lot; 3) fund a valet parking service with parking at VC or elsewhere. Also diagonal parking on Hwy, one way streets, sidewalks, trees, crosswalks, pedestrian enhancements, trees in parking lots, trail to mobil and campgrounds, bike trails (turn Utility Rd into bikes and pedestrians only), publicize public transit/VC parking, build restrooms and parking lot at airport, ... and most importantly a high speed rail line to LA down the middle of 395.
- Pedestrian: crossing the highway needs to be made safer.
- If sidewalks are installed – no slanting as in front of L.V. Market. Injuries every winter at post office. Very important to correct the condition.
- When underground utilities are repaired, repave all streets in town. Not sold on sidewalks, they limit parking and hinder snow removal.
- 3) Install better lighting at crosswalks on 395.

Environmental Issues

- mitigate/revegetate cut slopes (build bridges/tunnels instead of cutting). Volcanic eruption planning: convert plows and County fleet vehicles to run on electricity (avoiding fouling of air filters with ash).
- 3) how to capitalize on and live up to our “world-class” environmental status and not incrementally degrade it, i.e. “you don't know what you've got til it's gone!”

Social capacity issues

- 1) how to overcome the limitations of our small population in order to sustain our community - needed functions & institutions & social vitality. 2) how to hold on to the remarkable people who come and then go because it's hard to find a viable niche.
- High turnover and lack of critical mass due to lack of opportunities, i.e. jobs, housing, education.
- 3) Small population who work hard and are very busy – hard to shoulder the load of an entire community and its needs!

Senior service Issues

- 4) It's a hard place to grow old in!

General Economy

- Changing a summer based tourism economy to something else.
- Real estate may crash soon. A number of homes purchased in 2002-2008 are upside down and will be foreclosed within 4 years.
- Desperate attachment/dependence on tourism.
- The general economy of the nation and the world. Tourism will be a challenge. Concentrate on local sustainability, creativity and strengths. Don't try to be like every other city in the nation. Don't encourage new light industry with tax breaks or other incentives. A few will be employed, but the company can pick us and leave at will, leaving the community poorer than before.

Education/kids

- 2) No opportunities for kids or teens, i.e. activities, internships, meaningful employment.
- Second biggest will be to improve funding and support for education: more teachers, more programs, more connection with the community, more library, more phys. ed., more art and music, more opportunities for advanced kids, more continuing education.

Comments acknowledged

- Yeah right! How about shutting down fish farm at Conway Ranch? Etc. etc. Promote the economy? Now there is a joke. Why is the public paying for RPAC meetings? Affordable housing? For who? This document is not based on reality or the real issues that are depressing this economy and forefront in the Mono Basin. Lastly Lee Vining is the most dysfunctional community I have ever encountered.
- Nothing.

Comments about June Mountain Ski Area not included as they are outside the scope of this planning process.

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APPENDIX F: POLICY DEVELOPMENT & PUBLIC COMMENT

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APPENDIX F: POLICY DEVELOPMENT & PUBLIC COMMENT

1. SURVEY ANALYSIS: VISION STATEMENT

1. Overall, do you feel the draft vision statement will help guide the Mono Basin communities in the right direction?

1. Yes: **32 (46%)**
2. No: **5 (1%)**
3. Not Sure: **26 (37%)**

2. What do you like about the draft vision statement?

Environment

- Recognizes the uniqueness of the Mono Basin. Recognizes the importance of our natural setting.
- Dark night skies.
- Environment (Care for).
- (emphasis on) healthy environment
- pristine wilderness
- especially dark night skies
- Sustainability.
- Like the “healthy natural environment” bullet point.
- Promotion of dark night skies.
- The environmental goals.
- The emphasis of environment and preserving the outdoor space
- environment

Balance of Values

- It addresses economic, social, and ecosystem facets of our community.
- That it includes people, the landscape, and the economy.
- Considers multiple interests and values.
- Efforts were made to include all elements of community.
- That the values are given equal weight.
- I think overall it does a good job of a general statement that encompasses the diversity of the community.
- Great to be considering/evaluating all this – how this small town can flourish yet fit within its bounds and complement its very special location.

Potential to facilitate progress and community building

- It helps focus on what we want as a community.

Appendix F: Policy Development & Public Comment

- Sounds like people are finally realizing Lee Vining needs change.
- Makes sense. Seems like it will be a good starting point for future policy/decision-making discussions.
- I strongly hope that the d.v.s. will inspire, unify and motivate community members to pursue common goals and to stay and work together with renewed optimism.
- Worded in a constructive, positive, pro-active manner.
- Although seemingly incompatible, the goals represent a place to at least start a public discussion and possibly a chance to resolve some of our differences.

Social Capacity issues

- Safe friendly community.
- “We are committed to growing a stable, viable community” ...
- improve communication capacity
- Safe, friendly communities is good.
- Engaged community
- Community

Small Community/Character

- Small community (maintaining).
- ...while preserving our small town character.
- Emphasis on small community,
- Such as clear edge between developed and natural areas. Low density development.
- and small town personality

Affordable Housing

- I’m really glad that it has the part about affordable housing too. I think that’s critical.
- (emphasis on) affordable housing
- affordable housing

Recreation

- Responsible recreation use.
- Acknowledges diverse recreational & outdoor activities. Need to promote off road vehicle usage and hunting opportunities!

Economy

- The first paragraph is perfect up to ecosystem of the area. I like the statement, “promote local products.” What a great idea just like the pioneers that settled here 1) agriculture, 2) livestock production, 3) ranching, 4) gardens and fruit orchards.

General

- Mostly positive honorable goals.
- It suggests possibilities, which could turn out. Would be okay with some small changes if they are necessary. Now we have some of the values.
- Some suggestions are positive. We already have many of the values suggested.
- It addresses the strong assets the community has.
- It’s a good start.
- It all sounds good.

- I like the direction it's going in.
- Good vision. Continuity with prior vision.
- The draft vision statement provides guidelines for development permits.
- That it is.
- It's great!
- The intent is good.
- Some of the values.
- Everything!
- Absolutely nothing – it is totally unnecessary!
- Nothing.
- Nothing.
- I like the succinct points it makes and the overall scope.
- The introduction to the Vision.
- Fairly clearly states the obvious.
- That you engaged in the process with residents and others.
- Appreciate the hard work that went into it.

3. What do you dislike about the vision statement? AND 4. What should be added, deleted, or changed?

Comments from these two questions were combined because they both imply changes to the vision statement. Some respondents, however, made the same points in both questions; for this reason, comments kept separate according to each question using the following bullets: question #3 = ●, question #4 = *.

| COMMENT | STAFF RESPONSE |
|--|--|
| <ul style="list-style-type: none"> ● Aiming for year-round employment for everyone is not reasonable – it’s not something sustainable in this location. ● We do not need “year round” employment. ● The sustainable economic goals are most likely unrealistic for a seasonal resort community. <p>* A more realistic economic plan.</p> | <p>Should the Vision and Plan reflect the realities of the current seasonal economy, or continue to strive for a year-round economy?</p> |
| <ul style="list-style-type: none"> ● World-class outdoor venues. ● I do not advocate the need to capitalize on our world class venues. We have already exploited our resources enough. The only ones who gain from this exploitation are <i>(comment modified) certain business owners and special interests.</i> ● The emphasis on “capitalizing” on outdoor venues. Sounds like Big Development to me. ● 2) Not in favor of further exploitation of the lake. More tourists only adversely impact most wild places whether its Mono Lake or elsewhere. <p>* Inviting the world to our outdoors (<i>e.g. “world-class outdoor venues</i>).</p> <p>* Identify recreational priorities.</p> <p>* <i>Add “diverse” to Rec Opps bullet: “we value diverse responsible recreation...”</i></p> <p>* The natural environment is well protected here. What is not is...access to the lake, and Lundy Canyon in the winter. You cannot preserve and promote without damaging the resource.</p> | <p>The objection seems to be over the word “capitalize,” which some seem to read as exploitation or development, and “world-class.” Modify statement to: “Diverse, responsible recreation use and access that allows us to enjoy our exceptional outdoor venues and activities while protecting our natural environment.”</p> <p>Recreation priorities may be identified in the plan.</p> |
| <ul style="list-style-type: none"> ● Do we value economic opportunity over quality of life? Is that implied in the order of first statement? <i>(Suggested re-ordering first sentence to read “...preserves our quality of life, provides for economic opportunity...)</i> | <p>No prioritization is implied by the ordering of the first sentence. The Committee may want to consider modifying to lead off with “quality of life,” however, to prevent this perception.</p> |

| | |
|---|--|
| <ul style="list-style-type: none"> • That the goals lead with economic opportunity – <i>Comment modified: perception that the economic opportunity is for specific business owners who are seeking private gains that don't necessarily benefit the community.</i> | |
| <ul style="list-style-type: none"> • I see no mention of the elders of our community. We consider the children, the workers, the tourists, etc. explicitly. Perhaps consideration of our aging population is implied? * See above (I see no mention of the elders of our community. We consider the children, the workers, the tourists, etc. explicitly. Perhaps consideration of our aging population is implied?) I don't have specific wording at this time. | <p>The Committee may want to consider adding an explicit mention of elders to the statement. 48% of the community identified senior services as important or very important, 38% as somewhat important, and 12% as not important. Of the priorities asked, senior services were third from the bottom of the list.</p> |
| <ul style="list-style-type: none"> * 1st bullet – hard to have a “town center” when split by a highway. | <p>Consider removing language about a “town center.” The survey results do not support the concept. (40% yes, 34% no, 19% undecided)</p> |
| <ul style="list-style-type: none"> * Maybe on communities “respect diversity of people and opinions.” | <p>Consider adding this language to the communities bullet.</p> |
| <ul style="list-style-type: none"> * 2) Absolutely essential but missing, however, is any mention of the critical social role the schools play in the community prosperity. This is totally a legitimate County issue, has nothing to do with the separate management of the school district. Not to mention it is to assume inaccurately that the county and town cannot do anything to embrace the role the schools play, for example, in fostering interaction between different groups of adults who do not cross paths otherwise, which then leads to many other problems; or in providing venues and focus for community activities. Some people argue, and I agree, that the faltering of the schools in the early 1990s led in large part to the selloff of family businesses which then led to concerns we talk about today – lack of small businesses on Main Street, lack of social groups where adults interact and plan community activities, etc. There must be a way to acknowledge and support the specific role of the schools in the health of this town. That doesn't mean the town needs to get involved in the schools; it means the town needs to draw on the strength and “social | <p>A good education is referenced by the Vision, and some policies will likely address improving relations and interactions between the community and school. The Committee should consider if an additional emphasis on schools should be added to the Vision. Education was the highest ranking priority, with 77% of the respondents identifying it as important or very important, 16% as somewhat important, and 7% as not important.</p> |

Appendix F: Policy Development & Public Comment

| | |
|--|---|
| <p>convening” which the schools provide.</p> | |
| <ul style="list-style-type: none"> To the beginning, perhaps rephrase “our unique location as the gateway to Mono Lake and Yosemite National Park, within the...” Add unmarred to <i>“healthy natural environment”</i> <i>bullet</i>. Scenic grandeur is so easy to whittle away! | <p>The Committee should consider the suggested language modifications.</p> |
| <ul style="list-style-type: none"> Lack of strategy. There are no concrete steps to achieve the goals. I realize that comes after the visioning, but it would be powerful to include some steps. It doesn’t say how these things will be implemented. Vague priority. Sounds good on paper, but the reality is bleak. What are we going to do? Bomb lee Vining and start over? Because it is general I see how in decision making the process will still be challenging for the community. The “devil is in the details” as they say, but I don’t see a way around that. <p>* Add a promise that the RPAC will lead the way to getting these to happen. Add deadlines and names of RPAC members who will work on these issues.</p> <p>* ... It seems to be much too generalized. ...</p> | <p>Strategies, actions and other implementation mechanisms are contained in the plan itself. The vision only sets forth the final outcome we are striving to achieve. Multiple parties should be responsible for implementation, not just RPAC members.</p> |
| <ul style="list-style-type: none"> It emphasizes things this community already has, rather than what it needs developed. <p>* Perhaps by being inoffensive to everyone, after all, who could disagree with most of it. ... The community already has all of these values, except for a sustainable economy. How about a vision for values/qualities it doesn’t have, or needs to aspire to?</p> | <p>Staff feels the vision carries forward the existing values and attributes the community wishes to retain, while identifying some new concepts to pursue.</p> |
| <ul style="list-style-type: none"> It’s long, kind of fluffy. Too wordy Needs to be condensed. Too wordy on the bulleted section. | <p>The Committee discussed shortening the statement to the first two paragraphs. It was decided the bullet points were needed to provide a clearer direction to decision makers.</p> |
| <p>* Needs to absolutely discourage satellite development – e.g. development outside existing town footprint. Unclear with the language above.</p> | <p>Staff feels satellite development is adequately addressed by the language. Development within the existing footprint is prioritized, and workshop and survey feedback does not indicate no footprint expansion should be allowed.</p> |
| <ul style="list-style-type: none"> Speculation that tourism is the basis of the | <p>The conflicting comments likely reflect the fact</p> |

| | |
|--|---|
| <p>economic engine.</p> <ul style="list-style-type: none"> • Even as it is mention in the draft statement. I believe there is not attention given to the fact that tourism is the driving force behind our economy and that recreation creates tourism. * Catering to summer tourists is the economic bread & butter of our community, and should be emphasized. Would be great to have other profitable economic opportunities, but non-tourist based ones are riskier. | <p>that tourism seems to be generally recognized as the basis of the economy, but there is also a desire to diversify away from tourism.</p> |
| <ul style="list-style-type: none"> • It doesn't seem to address what I see as a big issue, namely, the issue of what an optimum population size is for the community. Larger or at the same level? Population size can be a deciding factor in determining a future economic base. | <p>Many factors contribute to attaining the “critical mass” necessary for a sustainable, successful economy. Quantifying a number is an academic, mathematical exercise with little practical application that can cause tremendous controversy.</p> |
| <ul style="list-style-type: none"> • I think you should be careful on creating building requirements that discourage growth and jobs. | <p>The specific “building requirements” being referenced are unclear. Building codes are regulated by the State, and the County has little to no discretion over them.</p> |
| <ul style="list-style-type: none"> • Heavy on grazing in the Mono Basin – don't agree. * Grazing language should be modified (<i>e.g. don't agree with “heavy on grazing in the MB”</i>). | <p>The Vision does not mention grazing.</p> |
| <ul style="list-style-type: none"> • When recognizing environmental responsibilities and preservation, not to infringe on hunter's rights! * In recreational opportunities state – capitalize on harvesting game animals. | <p>Hunting is included in “diverse” recreation. No other comments were received, so an explicit mention does not seem supported by community feedback.</p> |
| <ul style="list-style-type: none"> * The need to regain our historical uses... * 3) One critical type of community value also seems to be missing repeatedly in these materials. This is the deep roots of the Lee Vining and Mono City cultures; the identity of the people who developed this place. Community planners and economists call this “social capital” and cite it as essential to vibrant communities (even while it is avoided by m any government planning processes because it can cause controversy). Government may shy away from controversy but strong communities should not. You could build a brand new community with the | <p>The Vision references respecting our human and natural histories. Some of the history of the area, including the peoples, will be included in the description of the current setting of the community, although perhaps not in as much detail as suggested here.</p> |

Appendix F: Policy Development & Public Comment

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| <p>good values listed in the materials ... environmental, economic, distant historical, small town character, etc. But if you also add this other clear acknowledgement of the roots and culture of the current residents, the social capital, then you will have added a different type of value that should influence policy decisions in a different, deeper direction. 4) Related, it would strengthen this work to acknowledge several specific demographic groups who are core to this community identity. This can be controversial, but that is an opportunity to affirm the identity of our towns, not something to be shied away from. I would suggest to all -- list explicitly the groups of people who came with the waves of development which have profoundly affected the Mono Basin's culture, all of which are still represented in the current population (and on this RPAC!), noting that some people fit in more than one of these rough categories: Native American residents, "Pioneer" residents (35-100 years?), multiple generations who anchored the identity of the towns over time, "Mono Lake" immigrants, those who came with or as a result of the first 10-20 years of the move to save Mono Lake, New Businesspeople, those who bought out the previous family-owned businesses primarily in the 1990s as Lee Vining and the school system were struggling (in part for lack of the kind of community strength identity we're discussing here), and whatever the latest wave might be called...energetic newbies who see great opportunity and lifestyles here?</p> | |
| <p>* 5) Related, the "years of residence" Question #2 in your Community Demographics page doesn't make sense. It implies that all residents of 21+ years are of the same demographic cluster, which is terribly inaccurate in this case, as evidenced by the list above. The demographic clustering of people here prior to or following 1980 is particularly important, for example, in understanding and valuing different elements in the strong character of this place. And again, it is the "character of this place" beyond the direct economic and environmental plan which needs to be made more explicit if this is to succeed in fostering</p> | <p>The purpose of the demographic data was to gain a general idea of the citizens responding. No detailed analysis will be undertaken and responses are not weighted based on any of this information.</p> |

| | |
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| <p>real community development.</p> | |
| <ul style="list-style-type: none"> • Anything about affordable housing. * Affordable housing should be deleted. If this plan can be worked out and business does improve people can build or buy their own housing with their own money. * “Housing is affordable” according to who? | <p>This appears to be an uncommon comment; the response from the workshops and the survey indicate a need for affordable housing.</p> |
| <ul style="list-style-type: none"> * A lot of it sounds like it was written by tree huggers and not the locals. Sounds like some of it was written to profit specific local people and not the town as a whole community. <i>(Suggested deleting “promote local products to grow profits” and “foster home-based businesses” in the sustainable economy bullet. Comment about home-based business - this isn’t for the community.)</i> | <p>This appears to be an uncommon comment; the results of the workshops and the survey suggest local products and infrastructure for home-based businesses are supported by the community.</p> |
| <ul style="list-style-type: none"> * I hope different groups of community members provided input; if not, I’d think it important, in the spirit of genuine community development, to find other ways to engage those who didn’t. | <p>The Committee is familiar with the workshops and outreach conducted to solicit broad community input.</p> |
| <ul style="list-style-type: none"> • Good. • They show considerable consideration. • Stupid. • It’s OK. Mostly fluff. • Nothing – it’s really nice. • OK • Too good to be true? • Too many vague questions throughout questionnaire. • Nothing. • It’s existence. • I like it! • Nothing. It’s as good as I imagined or better. • Bland platitudes. <ul style="list-style-type: none"> * It’s good. * Reality. * As is, is good. * Delete in its entirety. * Nothing – enough time has been put in. * Clean air and water also necessitate clean or useful of pollutant-free ground soil. * I am not sure how to change the wording of this one paragraph (<i>healthy natural env.</i>). * 1) First, these materials are impressive in their detail and range of issues addressed. Thank you for this hard work. | <p>Comments acknowledged.</p> |

OPPORTUNITIES, ISSUES, CONSTRAINTS

| COMMENT | STAFF RESPONSE |
|--|--|
| <ul style="list-style-type: none"> • Not sure how I feel about more development even if it is green, there are lots that could be redeveloped that are now becoming dilapidated. • It hints at trying to become more citified. Forget Main Street landscaping – God has done a good job in this. Don’t invite industry, other than what is already here; i.e. tourism – no more industrial use. Leave the Caltrans yard alone. It’s comforting to see and know they are nearby. • A firm statement is needed about not permitting development which does not fit the vision statement. The Jupiter (<i>Juniper?</i>) Ridge development basically destroyed much of the value of the Valentine Reserve. • Economic growth, business promotion, affordable housing, “develop”, “grow”, “capitalize,” “promote.” Why are there Land Use (A), Economy (B), and Community (C) goals below, but no environmental or recreation goals? * Add strong wording to avoid sprawl, avoid motorized recreation & tourism, avoid extractive and exploitative industry. | <p>The issue is how to appropriately balance all of these goals. We want to support a sustainable, successful economy and community while not becoming too big, or “citified,” and retaining the rural characteristics and healthy natural environment valued by residents.</p> <p>Staff feels it is important to understand that growth does not necessarily mean “growing bigger”; it could also mean “growing better,” or improving what you already have, leading directly to improving the quality of life.</p> |
| <ul style="list-style-type: none"> • Conflicting statements. • Year around industry is unlikely to be compatible with environmental goals. * Some wordage in this statement may conflict with some of our economic assets. | <p>As above, the issue is the appropriate balance of goals that may sometimes conflict.</p> |
| <ul style="list-style-type: none"> • How can we encourage entrepreneurial efforts when there is no land or commercial space available? • Small compact communities – not possible due to lack of private lands – Mono Co big mistake ending housing on Conway Ranch where infrastructure was in place... * ... The limited availability of private land in Lee Vining and Mono City for new construction. | <p>The constraint is lack of private land adjacent to Lee Vining, and available commercial space. The opportunity is the land tenure project. Staff notes that small, compact communities are a function of how development is spread across the land, not the amount of private land.</p> |
| <ul style="list-style-type: none"> • Currently Lee Vining is not a business- | <p>The issues, and opportunities, are creating a more</p> |

| | |
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| <p>friendly town due to lack of opportunity for business space.</p> <ul style="list-style-type: none"> • I have never felt many in the community wanted any expansion of business except in a narrow perspective. * Home businesses are good – open up Conway Ranch existing lots. Look for community friendly business expansion of year round jobs – not just in the government sector. * 1) We need jobs not housing. The majority of year round employees work for two business owners and are mostly from Mexico. * ...protect commercial investments... * Our economic assets need to be identified and protected. * Recognize the problem with the undocumented aliens in our community. | <p>business-friendly environment, diversifying business and job opportunities, encouraging more local business owners, filling vacant commercial space, and identifying and protecting local economic assets and opportunities. These are all components of a sustainable economy.</p> <p>Constraint is that the County government has limited options to affect change in the free market. Constraint is that commercial land is largely owned by a few individuals.</p> |
| <ul style="list-style-type: none"> • It’s all about enjoying the area but with <i>certain entities (names withheld)</i>, 6 years from now we will only be able to walk and drive on Highway 395. • Not completely happy with the “A healthy natural environment” paragraph. The federal, state, local governments are taking too much control over our land and getting too restrictive, where we have no rights to enjoy the freedom of our land. • Not sure what “recreation access” means, sounds like a federal land issue outside scope of this plan. • Not sure what “recreation access” means, sounds like a federal land issue outside scope of this plan. (<i>2nd comment.</i>) | <p>The constraint is that federal land agencies manage much of the land in the Mono Basin, and the lands are subject to their regulations. The opportunity is to work with the federal agencies, and others, to ensure the ability to enjoy the land while protecting its health.</p> |
| <ul style="list-style-type: none"> * There’s no mention of overcoming prejudice, supporting equal opportunity, or reaching across cultural barriers. There should be! * Add: emphasize need for collaboration (communication, coordination, partnership) between community (County) & State/Fed activity. | <p>The opportunity is to develop a vision and plan that helps bring the community together in order to overcome prejudice, support equal opportunity, reach across cultural barriers, and improve collaboration between agencies.</p> |
| <ul style="list-style-type: none"> • It would be great to have something in there about the systems that keep our town running. For example, I think that the sewage system is horrible. It smells really bad, especially in the summer – both in town and also along the creek trail. I know it’s hard to make these systems run because they depend on people volunteering to be on the | <p>The issue is improving and supporting local service infrastructure.</p> |

Appendix F: Policy Development & Public Comment

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| PUD, and there's little money to support them, but it's no good to have a stinky town! It's bad for the economy and the landscape. | |
| * Tourists are vital but nightclubs for tourists are not as they impact the community adversely. | Opportunity is that economic development should be consistent with community character. |

POLICY SUGGESTIONS

| COMMENT | STAFF RESPONSE |
|--|---|
| <ul style="list-style-type: none"> It does not address our current/future economic realities. We need real wealth creation through development and use of our local resources; i.e. mining, logging, ranching. I'm not sure it goes far enough in valuing "diverse businesses and service." It might be worth stating that we specifically want in our community: schools, a post office, a market, daycare, a visitor center, a restaurant – and all except the schools open year-round. <p>* ... maintain those [historical uses] that we still have such as hunting, reasonable mining (cinders, pumice).</p> | <p>Should policies encouraging resource extraction activities as a means of economic development be included in the Plan?</p> <p>Should the policies identify specific businesses/services desired by the community? How much should policies manipulate/impact capitalism and the free market?</p> |
| <p>* 2) Actually use the community center for the people not for meetings. Make it inviting and open, that could be a job for a local or two.</p> | <p>Should a policy defining this use for the Community Center be included?</p> |
| <ul style="list-style-type: none"> The same for "energy efficient building design" – how about promoting energy and water and resource efficiency and sustainability in all areas, including transportation. | <p>The County General Plan contains energy, water and resource conservation policies. This plan should contain only policies specific to the Mono Basin.</p> |
| <ul style="list-style-type: none"> It represents an older model of community development. You might check Google "asset-based community development" to see more current and effective processes. Luther Snow is the rural guru of this science. | <p>Asset-based community development (ABCD) is a different model developed at Northwestern University that focuses more on building social capacity within the community. While this is one aspect of this plan, traditional land use decisions and development standards are also under consideration. ABCD could be incorporated to a certain extent into the policies under the Community goal if desired.</p> |
| <ul style="list-style-type: none"> 1) There is a need to better define the term "industry." | <p>The Industrial Park (IP) Land Use Designation (LUD) in the County's General Plan defines</p> |

| | |
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| | industrial uses and shall be incorporated into the Plan by reference. Some industrial uses are also allowed in the Scenic Area Agricultural LUD. |
| <ul style="list-style-type: none"> • More community events. There is nothing to do after 9pm in the summer. | Plan policies will address community events. |
| <ul style="list-style-type: none"> * <i>Add:</i> all public utility improvements need to go through permitting and review regardless of if state thresholds are met or not. | Land use policies should specifically address public utility uses. |
| <ul style="list-style-type: none"> • Education and retention of citizens. | Education opportunities will be addressed. The purpose of the plan is to create a vibrant, attractive community that results in the retention of citizens. |

2. SURVEY ANALYSIS: POLICY RECOMMENDATIONS

These policy recommendations were derived as follows:

- Issues, opportunities and concerns were identified through six workshops held in the fall of 2010 and placed on the survey.
- The survey results form an understanding of community opinion and/or support on issues. The policy implications are explored in these recommendations, shown as bullet points beneath the survey statements.
- All survey statements fit into one of the evaluative categories below: Strong Support (60%+), Majority Support (51-59%), Potential for Support (45-50%), Undecided (No support as defined above and 15%+ undecided)
- Written comments or “fill in” answers are used to inform and refine policy direction, and are included in the recommendations.

Strong Support (60%+)

Land Use

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| The Land Use Goal will help guide our community in the right direction. | 63% | 17% | 16% |

- *Retain goal without any modifications.*

| | | | |
|--|-----|-----|----|
| Development should occur within Lee Vining first before expanding the community’s footprint. | 70% | 17% | 9% |
|--|-----|-----|----|

- *Modify Area Plan policy to prioritize development within existing footprint before expanding.*
- *Add/reinforce policy(ies) to maintain a clear edge between developed areas and open space.*
- *Add policy emphasizing the use of existing commercial space for new businesses, e.g. commercial revitalization.*

Appendix F: Policy Development & Public Comment

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| <p>More affordable housing is needed in the Mono Basin for people to live where they work.</p> <ul style="list-style-type: none"> • <i>Retain Area Plan policy to encourage affordable housing.</i> • <i>Add policy directives to achieve more affordable housing: potential locations (next to Community Center [24/34%], LVHS parcel [29/41%], County/Caltrans yards [23/33%]), development of partnerships, needed land trades, action steps.</i> • <i>Help connect community with county housing programs</i> | 67% | 19% | 10% |
| <p>Maintain the scenic, recreational, historic and natural attributes of the Mono Basin.</p> <ul style="list-style-type: none"> • <i>Retain Area Plan policies to protect these attributes.</i> • <i>Add policy to protect historic attributes (Preserve and restore historic features); historical society- identify historic resources- add to Historical Society database</i> • <i>Design criteria and construction methods that will protect the natural open areas and vistas</i> • <i>Support conservation practices and activities to enhance and maintain wildlife, livestock, visual and recreation benefits</i> • <i>Coordinate with public agencies like the BLM, USFS, and other appropriate agencies to understand and develop policies to protect and restore species of concern (threatened or endangered).</i> • <i>Identify recreational priorities, and a protocol on how to identify</i> | 91% | 4% | 1% |
| <p>Preserving the dark night sky of the Mono Basin by regulating outdoor lighting is important.</p> <ul style="list-style-type: none"> • <i>Continue to require compliance with Dark Sky Ordinance.</i> • <i>Add policies to support energy efficiency and “green” community practices (e.g. new construction, transportation & mobility).</i> • <i>Add policy to provide for emergency services and to support emergency service providers.</i> • <i>Add policy to support and improve local service infrastructure.</i> <ul style="list-style-type: none"> ○ <i>Safety, siting/aesthetics, efficiency, upgrades</i> ○ <i>Identify local infrastructure needs: Lundy PUD (water); Digital 395, SCE, PUDs</i> | 70% | 20% | 6% |

Priorities Table

Priorities Table

Not included – missed?

Economic Development*

** It is recommended to create an Economic Development Plan for the Mono Basin. The Economic Development Plan would be guided by the objectives found in the survey and workshop results. Objectives and policies would be written into the Comm Plan to help guide the desired outcomes of the development plan. Principles from the Asset-Based Community Development model should be possibly utilized as a tool to be explored.*

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| The Economic Goal will help guide our community in the right direction. | 60% | 17% | 16% |
| <ul style="list-style-type: none"> • <i>Retain goal without any modifications.</i> | | | |
| Agriculture production should be encouraged where appropriate. | 81% | 13% | 6% |
| <ul style="list-style-type: none"> • <i>Add objective related to agriculture production in the Mono Basin</i> • <i>Incentivize continued agriculture use in the Mono Basin. Create policy that encourages the viability of agriculture in the Basin.</i> | | | |
| It is important for livestock grazing to follow environmentally sensitive practices. | 76% | 11% | 9% |
| <ul style="list-style-type: none"> • <i>Add policy directive to guide ag production while maintaining environmental resource values; promote sound grazing management practices</i> | | | |
| Programs and attractions that promote longer stays by visitors should be cultivated. | 81% | 13% | 6% |
| <ul style="list-style-type: none"> • <i>Policy to create a Economic Development Plan for the Mono Basin- paying attention to tourism enhancement</i> • <i>Add policy related to strengthening multi-day tourism</i> • <i>Promote collaboration with organizations in the region to enhance tourism</i> | | | |
| Diversify and promote recreational opportunities during the shoulder seasons and winter. | 80% | 10% | 9% |
| <ul style="list-style-type: none"> • <i>Policy to create a Economic Development Plan for the Mono Basin</i> • <i>Identify recreation opportunities to expand</i> | | | |
| Home-based internet businesses should be supported and encouraged by providing better infrastructure. | 70% | 10% | 17% |
| <ul style="list-style-type: none"> • <i>Add policy that encourages continuing home occupations</i> • <i>Review county home occupation regulation to see if complies with community's desires</i> • <i>Policy in support of internet infrastructure i.e. Digital</i> | | | |

395

Provide incentives, such as relaxed county codes, fees, and taxes, for small businesses that contribute to a more diverse and interesting Main Street. 72% 20% 6%

- Research the development of programs that offer financial incentives for small businesses
- Research programs for specific businesses identified in the action plan workshops
- Encourage county incentives

There is a need for more job opportunities in this community that pay wages that reflect the cost of living in the area. 89% 4% 7%

- *Add policy supporting new business development, entrepreneurial efforts, etc. that provide job opportunities.*

Encourage and provide incentives for businesses to stay open year-round. 75% 11% 13%

- *Economic Development Plan: Develop steps and tasks to develop incentives for business to stay open year-round. Ex. Work with USFS to allow for recreation permits for guided ice climbing tours*
- *Add policies to support commercial revitalization, e.g. attracting businesses and re-opening vacant commercial locations.*
- *Add policies to support a vibrant and attractive Main Street to enable successful businesses*

Economic Development initiatives should be led by: Private Citizens (46/66%), County/RPAC (45/64%), Local Business Leaders (42/60%), Chamber of Commerce (35/50%). Several comments indicated the need for collaboration between all entities listed.

Add policies to support local goods production and food production for local consumption.

Priorities Table

Community

YES NO UNDECIDED

The Community Goal will help guide our community in the right direction. 64% 13% 20%

- *Retain goal without any modifications.*

| | | | |
|--|-----|-----|------------------|
| More community-wide events are needed. | 68% | 13% | 17% |
| <ul style="list-style-type: none"> • <i>Add policy comm. Plan</i> • <i>Develop inventory of current events</i> • <i>Identify needed events and who would lead those efforts</i> • <i>Add policies from multiple choice questions about encouraging community participation and volunteers</i> | | | |
| Community events should celebrate the historical setting and human history of the Mono Basin. | 71% | 10% | 17% |
| <ul style="list-style-type: none"> • <i>Adding to above policy to have historical events</i> | | | |
| Continuing education and vocational classes for all ages should be offered. | 70% | 7% | 20% |
| <ul style="list-style-type: none"> • <i>Policy to support community education</i> • <i>Work with school district/develop partnerships to help prepare workforce, future works, etc.</i> • <i>Policy to support after-school programs</i> • These policies also strongly supported by Priorities Table. | | | |
| Recycling programs should be expanded. | 60% | 10% | 21% |
| <ul style="list-style-type: none"> • <i>Policy to support recycling programs-</i> • <i>Inventory of existing recycling program, identify what needs to be expanded, who is involved in the program, funding sources</i> | | | |
| Assist the Kutzedika Mono Lake Indian Community's efforts to obtain tribal recognition, a land base and community services. | 62% | 18% | 19% |
| <ul style="list-style-type: none"> • <i>Policy to support Kutzedika efforts</i> | | | |
| There is a need for more youth outdoor education. | 70% | 15% | 14% |
| <ul style="list-style-type: none"> • <i>Policy to encourage outdoor education</i> | | | |
| The library should provide more services and reading material choices. | 63% | 18% | 13% |
| <ul style="list-style-type: none"> • Multiple choice question: improved parking (12/15%), longer hours (24/31%), different location (21/27%), other (20/30%) | | | |
| <i>Add policy to provide emergency services to community.</i> | | | Priorities Table |
| <i>Add policy to increase communication and collaboration between community members, organizations and local schools, e.g. build community.</i> | | | Priorities Table |

Majority Support (51-59%)

Land Use

Appendix F: Policy Development & Public Comment

| | YES | NO | UNDECIDED |
|--|------------|-----------|------------------|
| Lee Vining needs to improve its walkability by making it safer and more convenient to walk in town. | 58% | 36% | 3% |
| <ul style="list-style-type: none"> • <i>Comments on facilities indicate most need for improving walkability is on Hwy 395.</i> • <i>Develop Area Plan policies to increase walkability on/across 395.</i> • <i>Develop Area Plan policies initiating community conversations about walkability and physical connections in and around the rest of town.</i> | | | |

Economic Development

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| Further development of the airport and its potential related services should be pursued for economic development. | 36% | 58% | 7% |
| <ul style="list-style-type: none"> • <i>Take no further action to develop airport services.</i> | | | |

Community

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| Factual media coverage and accurate community information sharing is needed in the Mono Basin. | 58% | 11% | 21% |
| <ul style="list-style-type: none"> • <i>Work to develop communication mechanisms</i> | | | |
| More supervised youth activities and facilities are needed. | 57% | 17% | 26% |
| <ul style="list-style-type: none"> • <i>Seek ways to offer more youth activities</i> • <i>Explore development of these facilities</i> • <i>Education / after-school activities strongly supported by Priorities Table.</i> | | | |
| Add policy to support health services for all community members. | | | Priorities Table |
| Add policy to support community services for all the community members such as DMV and social security. | | | |

Potential to Develop Support (45-50%)

Land Use

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| Recreation access to Mono Lake needs to be improved. | 34% | 50% | 10% |
| <ul style="list-style-type: none"> • <i>Work within identified of recreational access priorities</i> | | | |
| If light industrial land is needed, it should be located adjacent to Lee Vining. | 49% | 27% | 21% |

- *Preference for moving light industrial to the airport/pumice plant area (45/64%).*

Light industrial uses should be moved off Main Street to another location. 50% 27% 11%

- *Preference for moving light industrial to the airport/pumice plant area (45/64%). “Main Street” as an appropriate location for industrial uses was very low – 6/9%. Outside the Mono Basin was 12/17%.*

Lee Vining lacks sufficient residential parking. 37% 48% 11%

- *Goal: Help alleviate residential parking problem.*
- *Policy: Research residential parking requirements for new development in LV; identify opportunity for parking help*

Commercial parking space requirements are too restrictive and impede new business development. 48% 21% 21%

- *Goal: Ease county parking space requirements that impede commercial development (parking space requirements)*
- *Policy: Research county parking requirements, look at ways to reduce burden on new commercial development in Lee Vining*

Economic Development

YES NO UNDECIDED

Livestock production is important for the local economy. 49% 38% 9%

- *Add policy directive to guide ag production while maintaining environmental resource values Promote sound grazing management practices;*
- *Strong support for encouraging livestock production in specific locations (see above question)*

Community

YES NO UNDECIDED

Appendix F: Policy Development & Public Comment

Community facilities, such as the community center, parks, and fire services, need to be improved. 50% 36% 13%

- *Take no action to develop additional community facilities. Facilities survey question indicates mild interest in a park in Mono City, community center facility appears adequate with some interest in more programming & functioning as community gathering space, no strong consensus for additional facilities. Crosswalks/ped facilities addressed separately.*
- *Add Area Plan policies to prioritize maintaining existing County facilities.*

Undecided (No support as defined above and 15%+ Undecided)

Land Use

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| There is a need for more light industrial land in the Mono Basin. | 36% | 42% | 17% |

- *Preference for moving light industrial to the airport/pumice plant area (45/64%).*
- *Do not increase light industrial land footprint, but consider moving location as indicated by other questions.*

| | | | |
|---|-----|-----|-----|
| Lee Vining needs a town center with indoor and outdoor public gathering spaces. | 40% | 34% | 19% |
|---|-----|-----|-----|

- *Take no action at this time.*
- *Several comments indicate the Community Center is also perceived as a “town center,” supported by facilities question.*

| | | | |
|---|-----|-----|-----|
| Lee Vining lacks sufficient commercial parking. | 43% | 37% | 14% |
|---|-----|-----|-----|

- *Take no action at this time.*

Economic Development

| | YES | NO | UNDECIDED |
|---|------------|-----------|------------------|
| Sheep grazing is important for the local economy. | 38% | 43% | 17% |

- *Take no action at this time.*

Community

None.

Other policy:

- Work with government and private property owners to create a recreational trail system to connect Mono Basin communities (i.e. Mono City & Lee Vining) and recreation access points.

Other policy: Community

- Encourage people to volunteer in the community and participate in events through the following strategies:
 - Focus on a limited number of successful events that effectively utilizes the limited volunteer base.
 - Provide incentives, payment and/or recognition for volunteers.
 - Promote a positive, non-political, inclusive social environment that attracts volunteers.
 - Advertise the events more, including the use of social networking.
 - Recruit younger residents.
 - Foster ownership of events by volunteers.
 - Build events around people’s interests and talents.
- Schools and education are a high priority for the community. Open a collaborative dialog with the school district to improve interactions and support between the community and the schools, and share the following community-based recommendations:
 - Involve the business community with students.
 - Hold joint or mutual events.
 - Schools should outreach to and involve the community more.
 - The community should outreach to and involve the schools more.
 - Schools should seek more involvement from parents.
 - Schools should advertise events and volunteer opportunities more.
 - Stabilize school staff.
 - Increase accessibility to school facilities to encourage community use.

3. JULY 2011 PUBLIC COMMENT & RESPONSE

PUBLIC COMMENTS

1. Grazing not specific enough: “sheep” grazing (p. 10) x2
2. Acknowledge and recognize comments (see it in black and white)
 - a. Don’t want to keep coming to multiple meetings
3. Green pastures = grazing
 - a. Specifically sheep grazing (x2)
 - b. Here because we love the area and afraid it will change into something we don’t want (x2)
 - i. Come together and figure out what we want to be
4. Need to change to go back where we were (x2)
5. Think about changing historic lifestyles
 - a. Trails
 - b. Land for mono city to exp[and- pushing growth to LV (x2)
 - c. Dark Sky ordinance can have any kind of lights they want
6. Relocation of Industrial uses controversial (p14 & 15)
 - a. Where to? Hard to limit to disturbed land

- b. High level of service b/c in town
- c. High cost to move
- 7. Language re: historic uses but no mention of “sheep”
 - a. “sheep” grazing has benefits, provide local goods
- 8. Questioning location of industrial
- 9. Time machine
- 10. Sheep grazing
- 11. Thompson meadow, Kane ranch health
- 12. Conway ranch: opportunity for local goods and products, more agriculture uses
- 13. Objective B (p.13)- keep Conway ranch green, sheep grazing, fishing, aquaculture
- 14. Limited growth in all MB communities
- 15. What level of specificity should be included?
 - a. Support working with DWP to restore Thompson Ranch (irrigation & maintaining)
 - b. Protect mill and Wilson creek and Conway ranch (mono county)
 - c. Support sheep grazing
 - d. Tribal recognition- expand
- 16. I/O/C often divisions between recent and older residents about long term vision
- 17. Intent to honor historical uses and values
- 18. Take a stand on dewatering: Dechambeau, Thompson, Kane, Parker
- 19. Be left alone and go back to what we were, we were fine for years; sheep grazing
- 20. Everyone’s involvement is important
- 21. Care about the community
 - a. Will take a long time to hear everyone out
- 22. Tribal recognition: land base

Analysis of Public Comment

GENERAL DISCUSSION:

| Public Comment¹ | Response |
|---|--|
| <ul style="list-style-type: none"> • What level of specificity should be included? | <p>The specificity of each issue depends on how well an issue is defined, how far the community conversation has progressed, whether or not specific actions have been identified and discussed, and the level of community agreement or controversy.</p> <p>For conceptual or less defined concerns, general policies are proposed with the intent of making progress toward defining</p> |

¹ Public comments are generally listed as they were recorded on flip charts at the July 13th meeting. Where clarification is needed to understand the shorthand notes, bracketed text is inserted.

| | |
|--|---|
| | <p>the problem and maturing the community conversation, with the hope that specific actions and/or resolutions can be identified in the future.</p> <p>For concerns that have progressed to specific actions, such as identifying a site for a particular use, enforcing an ordinance, establishing a new program, etc., those specific actions are included when generally supported by community feedback.</p> |
| <ul style="list-style-type: none"> • Acknowledge and recognize comments (a desire to see them in black and white) <ul style="list-style-type: none"> ○ Don't want to keep coming to multiple meetings | <p>A binder containing the following shall be available at the Lee Vining library following this meeting:</p> <ul style="list-style-type: none"> • Public input from the six workshops. • Surveys. • Survey data compilation and analysis. • Policy direction resulting from survey analysis. • Description of policy development. • Public comments given at public meetings and a response. <p>Where recording public comments on flip charts at meetings is necessary, the comments will be written up verbatim and a response will be provided at the next meeting.</p> <p>Everyone recognizes the burden of multiple meetings. If anyone has suggestions for working through challenging topics, striving for inclusiveness, hearing everyone out and then addressing raised concerns in an informed and methodical manner with fewer meetings, please offer your suggestions. Everyone would be happy to reduce the number of meetings!</p> |

Appendix F: Policy Development & Public Comment

| | |
|---|---|
| <ul style="list-style-type: none"> • Here because we love the area and afraid it will change into something we don't want (x2) • Need to change to go back [to] where we were (x2) • Time machine • Be left alone and go back to what we were, we were fine for years • Intent to honor historical uses and values | <p>The fundamental concern in these comments appears to be about change. Some do not want to change, wanting to stay the same as some historic ideal that is their point of reference. Some feel change is inevitable, pointing out that change is needed to go back to where we were.</p> <p>Whatever one's personal philosophy is, the intent of "planning" is to provide communities with some control by identifying the ideal state – whether it is the same, a previous condition, or a desired future – and the methods to achieve it. The alternative is to allow those private and public entities that do business or have interests in the community to define its future for you.</p> |
| <ul style="list-style-type: none"> • Come together and figure out what we want to be • Issues/opportunities/constraints [section could acknowledge] divisions between recent and older residents about long term vision | <p>The purpose of this type of planning document is to identify both controversy and common ground, and work from the common ground to build a stronger community and address controversy. Ideally, these conversations will help build bridges between all divisions of a community, not just newcomers vs. oldtimers.</p> |
| <ul style="list-style-type: none"> • Everyone's involvement is important • Care about the community <ul style="list-style-type: none"> ○ Will take a long time to hear everyone out | <p>The Steering Committee has been highly committed to this an inclusive process, and has directed to staff to use traditional and non-traditional methods of outreach that far exceed legal requirements and typical government efforts. While not every single person or community segment will be reached and represented, the effort has been genuine and extensive.</p> |
| <ul style="list-style-type: none"> • Think about [the impacts to] historical lifestyles [that can be cause by]: <ul style="list-style-type: none"> a. Dark Sky ordinance - can have any kind of lights they want | <p>The purpose of the Dark Sky ordinance is to preserve the historic nighttime condition of the area, and the planning data indicates this ordinance is very strongly supported by much of the</p> |

| | |
|---|--|
| | community. |
| <ul style="list-style-type: none"> • Limit growth in all MB communities • Land for Mono City to expand- pushing growth to LV (x2) | <p>Growth is already strongly directed to occur within, rather than outside, existing communities. If growth within existing communities should be limited further, specific suggestions (such as changing land use designations [LUDs] to reduce current density or development intensity) should be made.</p> <p>Nothing is forcing Lee Vining to accommodate growth beyond the existing footprint (as defined by LUDs) unless there is a desire to make more land available. If land is made available, the community can choose what types of uses should be allowed. Lee Vining is able to decide its own future in this respect, as Mono City should be allowed to do as well.</p> |
| <ul style="list-style-type: none"> • Tribal recognition: land base • Tribal recognition- expand | <p>An action to assist the Kutzedika tribe to obtain formal tribal recognition, a land base and community services is included (p.19). If more specific or expanded actions are desired, suggestions should be made.</p> |

POTENTIAL PLAN MODIFICATIONS:

| Public Comment² | Response |
|--|--|
| <ul style="list-style-type: none"> • [Define what the community does NOT want to become.] | <p>Traditionally, planning focuses on defining what the community wants to be, and then utilizes negatives to exclude specific uses, activities, etc. that are deemed undesirable. However, a broader conversation about what the community does not want to be in general can be held</p> |

²Public comments are generally listed as they were recorded on flip charts at the July 13th meeting. Where clarification is needed to understand the shorthand notes, bracketed text is inserted. Two issues raised during plan discussion but not mentioned during the comment roundtable are included in brackets for completeness.

Appendix F: Policy Development & Public Comment

| | |
|---|--|
| | <p>if desired.</p> <p>Add to the “Future Outreach and Plan Evolution” section in the Introduction: <i>A discussion could also be convened about what the community does NOT want to become. Identifying what is feared or undesirable may help define issues, remove some options from consideration so the focus can be on viable options, and perhaps generate additional common ground that can help bring the community together. The plan should be updated to be consistent with the outcome of these conversations.</i></p> |
| <ul style="list-style-type: none"> • Think about [the impacts to] historical lifestyles [that can be cause by] trails | <p>Trails are addressed very generally in the plan. Desired trails and community support still needs to be identified, and the impact of any potential trail to historic lifestyles and/or resources should be part of the development process. If the RPAC would like to specifically address the issue, the following action could be added to p. 14 (the policy just before Objective E): <i>“Identify and consider impacts to historic lifestyles and/or cultural resources of any potential trail.”</i></p> |
| <ul style="list-style-type: none"> • Conway ranch: opportunity for local goods and products, more agriculture uses • Objective B (p.13)- keep Conway ranch green, sheep grazing, fishing, aquaculture | <p>The County is open to a community discussion about the uses and opportunities at Conway Ranch. The public needs to understand, however, that Conway Ranch was acquired with grant funds and so uses must be consistent and compliant with grant requirements.</p> <p>Add to the Plan:</p> <ul style="list-style-type: none"> • An issue/opportunity/constraint about Conway Ranch and its operations. • A policy under Goal 1, Objective D (p.13) to convene a community |

| | |
|---|--|
| | <p>discussion about the history, allowable uses, current uses, and potential opportunity at Conway Ranch.</p> |
| <ul style="list-style-type: none"> • Protect Mill and Wilson creek and Conway ranch (Mono County) • Take a stand on dewatering: Dechambeau, Thompson, Cain, Parker • Support working with DWP to restore Thompson Ranch (irrigation & maintaining) • Thompson meadow, Cain ranch health | <p>Upland water management is a complicated issue that has rarely been mentioned before July 13th. Given the lack of community response data and management information from the various involved agencies and entities, and the deep-seated controversy, the issue should be identified and treated generally.</p> <p>Add to the plan:</p> <ul style="list-style-type: none"> • An issue/opportunity/ constraint identifying upland water management an issue to be addressed. • A policy under Goal 1, Objective D (p. 13) to initiate a community conversation about upland water management. <p>An entity other than the County will need to convene and lead the community conversation. The County has real and legal interests at stake and chose not to become involved in the NEPA decision or the return waterway Settlement Agreement; therefore it seems inappropriate for the County to take an active role. However, the <u>Community Plan</u> may state that a community conversation is needed, and identify the stakeholders and convening entity.</p> |
| <ul style="list-style-type: none"> • [Affordable housing is not needed.] | <p>The Steering Committee hosted a kitchen table conversation with some the opponents of affordable housing and found that some, or perhaps all, of the controversy results from a misunderstanding of the purpose of affordable housing.</p> |

| | |
|---|--|
| | <p>Opponents appear to be concerned that the purpose of affordable housing is to attract “new” people into the community and make the community bigger. However, the purpose of affordable housing is to make housing available, either to buy or rent, to those who work in the community and would like to continue living here. The purpose is to sustain the existing community and make it possible for people to stay, not to increase growth.</p> <p>Clarify the draft plan:</p> <ul style="list-style-type: none"> • Under Issues/Opps/Constraints: Residents of Lee Vining feel the lack of affordable housing limits the availability of a qualified and diversified workforce, and causes people to leave the area or work outside the community. <u>Affordable housing opportunities, both to rent and buy, are needed to sustain the existing community and enable people to live where they work.</u> • P. 14, the first policy under Objective E: move the last action up to be the first action and modify - <i>Action:</i> Establish tenant eligibility criteria, <u>including a time requirement as a local resident and/or locally employed person,</u> for the workforce housing units, and identify the entity that applies, manages and enforces the criteria. <p>If additional analysis is needed, an analysis paper similar to sheep grazing and industrial uses can be prepared for discussion of other options at a future meeting.</p> |
| <ul style="list-style-type: none"> • Relocation of Industrial uses controversial (p14 & 15) <ul style="list-style-type: none"> a. Where to? Hard to limit to | <p>See “Location of Industrial Uses” white paper.</p> |

| | |
|---|----------------------------------|
| disturbed land b. High level of service b/c in town c. High cost to move • Questioning location of industrial | |
| • Grazing not specific enough: “sheep” grazing (p. 10) x2 • Green pastures = grazing o Specifically sheep grazing (x2) • [Plan contains] language re: historic uses but [does not] mention of “sheep” • “sheep” grazing has benefits, provide local goods • Support sheep grazing (x3) | See “Sheep Grazing” white paper. |

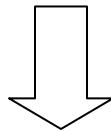
4. POLICY DEVELOPMENT METHODOLOGY

EXAMPLE #1

- 1. Visioning & Action Plan Workshops:** identification and definition of opportunities, issues and constraints
- 2. Survey:** refine issues and better understand community direction
- 3. Raw Data**

Please check one column for each statement: 1-Strongly Disagree, 2-Disagree, 3-Agree, 4-Strongly Agree, 5-Undecided

| | | 1 | 2 | 3 | 4 | 5 |
|----|--|---------|----------|-----------|-----------|---------|
| 10 | Preserving the dark night sky of the Mono Basin by regulating outdoor lighting is important. <ul style="list-style-type: none"> • Reduce or redirect street lights on Main Street. • Stupid. | 5 7% | 9 13% | 12 17% | 37 53% | 4 6% |



4. Summarized Data

| | YES (strongly agree and agree) | NO (strongly disagree and disagree) | UNDECIDED |
|--|-----------------------------------|--|-----------|
| | | | |

4. Summarized Data

| | | YES (strongly agree and agree) | NO (strongly disagree and disagree) | UNDECIDED |
|---|--|-----------------------------------|--|-----------|
| 2 | Development should occur within Lee Vining first before expanding the community’s footprint. | 70% | 17% | 9% |

Plus survey comments sorted into general topics:

Business

- Businesses shouldn’t be allowed to leave buildings vacant on the Main Street – not a recipe for a vibrant town.
- ...though a larger variety of businesses would be nice, utilizing empty development that already exists.
- Not enough, or any, property or opportunities for additional small businesses like café’s restaurants or small retail.
- It would help for a start to figure out how to make all the non-used, non-open but occupied commercial buildings functional
- Another issue/challenge is all the empty buildings on Main Street.
- Breaking the monopolistic control over Lee Vining to allow new business.
- *Comment modified: concern is that problem of shuttered businesses is absolutely killing our town and something needs to be done about it.*
- The biggest community challenge is the reluctance of a major commercial property owner to allow businesses seen as competition to rent what is currently vacant space. This contributes to a down-trodden look to Lee Vining and could provide much needed jobs and associated tax dollars for the community.
- The biggest community challenge is providing commercial retail space and/or land for creative industrious community members. There is no opportunity.
- It’s a challenge that there is not more of an opportunity for smaller businesses in Lee Vining.

Built environment/Land use issues

- 2) Using what we already have and improving instead of new buildings.

Lack of land

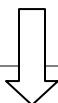
- Biggest challenge is lack of land available for housing and/or commercial development.

Small Community feel

- Biggest challenge will be to avoid sprawl, development, industry, industrial tourism, pollution.

Plus information from the Mono Basin Vision:

“Small, compact communities with a clear edge between developed and natural areas. Our low density limited development patterns lead to a small-town rural character...”



5. RPAC Policy Recommendation

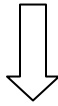
Development should occur within Lee Vining first before expanding the community's footprint.

| | | |
|------------|-----------|------------------|
| <u>Yes</u> | <u>No</u> | <u>Undecided</u> |
| 70% | 17% | 9% |

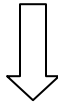
- Modify Area Plan policy to prioritize development within existing footprint before expanding.
- Add/reinforce policy(ies) to maintain a clear edge between developed areas and open space.
- Add policy emphasizing the use of existing commercial space for new businesses, e.g. commercial revitalization.

PLUS: Sorted survey comments grouped into general topics

PLUS: Mono Basin vision



6. Evaluation of existing Area Plan information



7. Policy Formation

a. Recognition of related policies and issues

- Economic development, Main Street revitalization, business development and support, adequate jobs and wages, re-opening vacant properties

b. Drafting of policy language

Objective 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.

Policy: Prioritize infill and rehabilitation of the existing built environment over the addition of private property.

Policy: Where infill or rehabilitation is not viable, obtain lands adjacent to the existing community for the orderly expansion of Lee Vining.

Objective C

Encourage building types and architectural design compatible with the scenic and natural attributes of the Mono Basin.

Policy: Maintain a clear edge between developed areas and open space by ensuring future development outside existing communities is compatible with the scenic and natural attributes of the area.

c. Identification of implementation actions

Under Objective A

Policy: Prioritize infill and rehabilitation of the existing built environment over the addition of private property.

Action: Explore options for encouraging and facilitating the use of vacant commercial space for new businesses.

Action: Pursue brownfields grants to assist with rehabilitation.

Policy: Where infill or rehabilitation is not viable, obtain lands adjacent to the existing community for the orderly expansion of Lee Vining.

Action: Work with appropriate agencies to provide for developable lands adjacent to Lee Vining through programs like the Land Tenure Project.

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

Action: Work with service providers to ensure adequate infrastructure and service capacity for any expansions.

Under Objective C

Policy: Maintain a clear edge between developed areas and open space by ensuring future development outside existing communities is compatible with the scenic and natural attributes of the area.

Action: Encourage the siting and design of buildings to complement the natural environment and preserve open space.

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

Action: Require preparation of a Specific Plan and environmental review in compliance with CEQA for subdivisions of 10 parcels or more that are not within or adjacent to Lee Vining or Mono City.

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

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

5. ISSUE ANALYSIS: SHEEP GRAZING

For Discussion:

- A. Define the problem/controversy
- B. Review data and understand how the policy was developed
- C. Identify options and possible solutions
- D. Evaluate pros and cons of options and possible solutions
- E. Decide which option/solution, combination, or modification best addresses the problem.

A. Problem:

For some in the community, sheep grazing is a critical part of the historical identity of the community, was important economically at one time, and needs to be acknowledged and dealt with separately from general terms like “grazing” and “agriculture.” As an end result, those interested in sheep grazing would like to see it occurring in the Mono Basin again.

Also, this issue is intertwined with other topics that were not raised in the Community Plan process, including water management, wildlife management, land/resource management by other agencies, and lease issues. These are highly complicated issues involving private parties and other agencies, and the complexities are not well defined or understood.

B. Data & Policy Development:

1. Visioning & Action Plan Workshops: sheep grazing was mentioned at the Action Plan workshops in an economic context and was included in the community survey.
2. Survey: Sheep grazing was included in the survey in an economic context to refine the issue and gain a better understanding of community direction.
3. Raw Data (from survey):

| | | 1 | 2 | 3 | 4 | 5 |
|---|---|-------------------------|------------------------|-----------------------|-------------------------|-------------------------|
| | | Strongly Disagree | Disagree | Agree | Strongly Agree | Undecided |
| 4 | <p>Sheep grazing is important for the local economy.</p> <ul style="list-style-type: none"> • Money goes to Nevada primarily. • Except with local slaughter house & integrated into crop production • Used to be • How? For who? • Should be eliminated. | 21 30% | 9 13% | 6 9% | 20 29% | 12 17% |

All survey comments (except question #4 above) referencing grazing, livestock, ranching, sheep and cows have been compiled below. Italicized text references the survey question where context is needed. Accusatory or derogatory language was modified to maintain the concern

expressed without the inappropriate comments. The planning process is not to be used as a forum for personal attacks.

- i. The first paragraph (*of the Vision Statement*) is perfect up to ecosystem of the area. I like the statement “promote local products”. What a great idea just like the pioneers that settled here 1. Agriculture, 2. Livestock production, 3. Ranching, 4. Gardens & fruit orchards. *Rank the order of importance: (4-important) Livestock Sheep + Cattle; Livestock Sheep & Cattle (available as locally grown food; 5-very important).*
- ii. *How important are the following issues to you – availability of local goods: produce/lamb*
- iii. *Rank the order of importance: (4 - important) farming; (5 – very important) ranching. Locally grown food/local goods cannot be made more available without opening more land/space for farming/production.*
- iv. Non-industrial/sustainable grazing should be encouraged. Site-specific and not at expense of other wildlife. Potential (*for livestock production to be economically important*) but is not now.
- v. What livestock? (*In response to “livestock production is important for the local economy.”*)
- vi. Returning Mono Basin back to Agriculture center not a environmental restricted usage for just a few. Bring back green fields, not protecting all that sagebrush. We own the land and should have the right to use it for grazing, walking, riding horses, snow machines, driving cars. Not road closers and more declared Wilderness. We own this land, we should have the right to use it. Comment modified: perception that there are too many regulations and permits are required for everything.
- vii. *Rank the order of importance: (3 - somewhat) USDA Cert. livestock butcher for local meat/game.*
- viii. *Livestock production is important for the local economy on a personal level.*
- ix. It (*the Vision Statement*) does not address our current/future economic realities. We need real wealth creation through development and use of our local resources; i.e. - mining, logging, ranching.
- x. (*The Vision Statement is*) heavy on grazing in the Mono Basin-don’t agree. Grazing language should be modified.

4. Summarized Data

| | | Agree | Disagree | Undecided |
|---|---|-------|----------|-----------|
| 4 | Sheep grazing is important for the local economy. | 38% | 43% | 17% |

Plus: consideration of comments, no mention of grazing or sheep grazing in the Vision or current Area Plan.

5. RPAC Policy Recommendation

Undecided due to split percentages, >15% undecided, and mixed feedback from workshops:

Sheep grazing is important for the local economy. 38% 43% 17%

- *Take no action at this time.*

6. Policy Formation

The above data and comments indicate mild support for agriculture and grazing, and no clear direction for sheep grazing. Therefore, sheep grazing was included in policies supporting agriculture, grazing, and sound management practices. The interest in local food production and the availability of local goods were addressed by other policies in the plan.

Land Use:

Policy: Support agricultural and grazing uses in historic locations, locations compatible with resource sensitivity and availability, and where consistent with scenic and natural resources.

Action: Research incentives and other tools to support small-scale, local agriculture.

Action: Support guidelines for sound grazing management practices on public lands to maintain environmental resource values while supporting agricultural uses.

Action: Convene community and agency discussions to support and revitalize agricultural and grazing uses.

Strong Local Economy:

Policy: Support continued and new agricultural and grazing uses in the Mono Basin, the potential for agricultural tourism, and consider incentives or other mechanisms to increase viability of agricultural operations.

C. Options & Possible Solutions

Other relevant information to consider as options and possible solutions are put on the table:

| | | Agree | Disagree | Undecided |
|---|--|-------|----------|-----------|
| 2 | Agricultural production should be encouraged where appropriate. | 81% | 13% | 6% |
| 3 | Livestock production is important for the local economy. | 49% | 38% | 9% |
| 5 | It is important for livestock grazing to follow environmentally sensitive practices. | 76% | 11% | 9% |

Public comments from the July 13th RPAC meeting:

- Grazing not specific enough: “sheep” grazing (p. 10) x2
- Green pastures = grazing
 - Specifically sheep grazing (x2)
- [Plan contains] language re: historic uses but [does not] mention “sheep”
- “sheep” grazing has benefits, provide local goods
- Support sheep grazing (x3)

Option #1:

- Add the following to “Opportunities/Issues/Constraints” section: Grazing, including cows and sheep, was common in the Mono Basin at one time and is greatly reduced or does not exist now. The pastoral nature of grazing, and sheep grazing in particular, was part of the character of the Basin, a basis for a historical way of life, and is highly valued by some. Possibilities exist to adapt sheep grazing practices to be compatible with resource protection and even used to enhance management of the natural landscape.
- Modify the draft Land Use policy as follows:
Policy: 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.

Action: Research incentives and other tools to support small-scale, local agriculture.

Action: Support guidelines for sound grazing management practices on public lands to maintain environmental resource values while supporting agricultural uses.

Action: ~~Convene~~ Support community and agency discussions to ~~support and revitalize~~ agricultural and grazing uses, such as sheep grazing, and creatively explore and implement sound grazing practices that may benefit the natural landscape, such as utilizing sheep for wildfire fuels management rather than controlled burns or mechanical thinning.

Option #2:

Leave the language as is.

Option #3:

RPAC and community members should suggest additional options/language for consideration.

D. Evaluate pros and cons of options and possible solutions.

E. Decide which option/solution, or combination, or modification, best addresses the problem.

6. ISSUE ANALYSIS: INDUSTRIAL LOCATIONS

For Discussion:

- A. Define the problem/controversy
- B. Review data and understand how the policy was developed
- C. Identify options and possible solutions
- D. Evaluate pros and cons of options and possible solutions
- E. Decide which option/solution, combination, or modification, best addresses the problem.

A. Problem:

Appendix F: Policy Development & Public Comment

Whether the Caltrans and County yards should be left on northern Main Street or moved to a different location has been passionately discussed in Lee Vining for quite some time. Through the planning process, the following interests/viewpoints have been identified:

Move the yards:

- Some perceive light industrial uses to be inappropriate on Main Street, and that more appropriate uses could include: affordable/residential housing, commercial, mixed use.
- Frustration over apparently unavailable commercial space at the southern end of Main Street contributes to the desire to provide commercial space at the County/Caltrans yard sites to help revitalize Main Street.
- Some feel retail and residential uses are more attractive and could improve the aesthetics and vibrancy of Main Street.
- Some feel an opportunity exists to connect the high school, park, community center and Visitor Center better through these two parcels.

Do not move the yards:

- Some feel Lee Vining receives a high level of service (e.g. snow removal) because the yards are located in the community.
- The yards are part of the character of the community for some, contributing to the authenticity of a working community that has to deal with real issues such as road maintenance and snow removal.
- Some cite the cost, timeline and agency coordination needed to move the yards and rehabilitate the sites for other development as prohibitive or not possible.
- Some feel finding a new, appropriate site is not possible.

B. Data & Policy Development

1. Visioning and Action Plan workshops: Comments made at these workshops illustrated the positioning that has already occurred in the community, with the above concerns being identified.
2. Survey: Several related survey questions were asked to try to understand the issue from different perspectives, including the need for light industrial land and appropriate locations.
3. Raw Data (from survey):

| | | 1 | 2 | 3 | 4 | 5 |
|---|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | | Strongly Disagree | Disagree | Agree | Strongly Agree | Undecided |
| 5 | There is a need for more light industrial land in the Mono Basin. | 15 21% | 15 21% | 16 23% | 9 13% | 12 17% |
| 6 | If light industrial land is needed, it should be located adjacent to Lee Vining. <ul style="list-style-type: none"> • None | 12 17% | 7 10% | 20 29% | 14 20% | 15 21% |
| 7 | Light industrial uses should be moved off Main Street to another location. | 10 | 9 | 12 | 23 | 8 |

| | | | | | |
|--|------------|------------|------------|------------|------------|
| <ul style="list-style-type: none"> • Define “industrial”. • Define light industrial use. • What light industry is on Main Street? | 14% | 13% | 17% | 33% | 11% |
|--|------------|------------|------------|------------|------------|

15. Where should industrial development be encouraged?

- a. On Main Street - **6**
- b. By the Airport and pumice plant- **45**
 - But leave County and Caltrans yards alone!
- c. Other: _____ - **4**
 - There will not be any substantial industrial development in Lee Vining.
 - Wherever this “entrepreneurial effort” dictates.
 - Clustered in already disturbed areas suitable for the use, preferably close to 395 and town
 - At the pumice plant
 - DWP land near sewer plant
 - Not sure, would depend on what kind. Wouldn’t want to see too much in the County or Mono Basin.
- d. Other places in the County besides the Mono Basin -**12**
- e. Nowhere- **11**

16. How important are the following issues to you?

| | Not Important | | Somewhat | | Very Important | |
|----------------|---------------|---------|-----------|----------|----------------|--|
| | 1 | 2 | 3 | 4 | 5 | |
| Light Industry | 33 47% | 5 7% | 23 33% | 9 13% | 12 17% | |

4. Summarized Data

| | | Agree | Disagree | Un- decided |
|---|--|--------------|-----------------|------------------------|
| 5 | There is a need for more light industrial land in the Mono Basin. | 36% | 42% | 17% |
| 6 | If light industrial land is needed, it should be located adjacent to Lee Vining. | 49% | 27% | 21% |
| 7 | Light industrial uses should be moved off Main Street to another location. | 50% | 27% | 11% |

In the priority table (question #16), light industry ranked the lowest with only 30% of respondents indicating it is important or very important (4 or 5).

5. RPAC Policy Recommendation

Potential to develop support: survey results indicate ≤50% agreement and feedback from the workshops was mixed.

Although the questions about light industrial land indicated mixed feedback about where it should be located and whether it should be moved off Main Street, a multiple choice question about the appropriate location clearly indicated a community preference for the airport/pumice plant (45 people, or 64% of respondents). Only 6 people, or 9%, indicated Main Street is the appropriate location for light industrial uses. Therefore, policies will be developed to move light industrial uses to a more appropriate location at the airport/pumice plant.

- If light industrial land is needed, it should be located adjacent to Lee Vining.
- Light industrial uses should be moved off Main Street to another location.

6. Policy Formation

The above data indicate very mild support for moving industrial uses off Main Street, but are mostly split on the issue. Utilizing the multiple choice question data about appropriate location(s) for light industrial, in which Main Street was offered as one of the choices, policies were drafted to relocate industrial uses to the preferred site – the airport/pumice plant. Policies were also included for a limited/cottage industrial site based on mild interest from the workshops.

Policy: 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.

Action: Initiate relocation of industrial uses to the airport/pumice plant area: develop necessary partnerships, conduct feasibility analyses for developing the site, and secure financing.

Action: Pursue brownfields grants to assist with site rehabilitation.

Action: Limit the footprint of the new industrial location to previously disturbed areas.

Action: Support relocating the County yard via the Capital Improvement Plan to the designated industrial site.

Action: Initiate community discussions about moving the Caltrans yard to the designated industrial site.

Action: Preserve existing service levels if the County and/or Caltrans yards are moved.

Action: Initiate community discussions about future uses at the County and Caltrans yard sites, should those uses be relocated.

C. Options & Possible Solutions

Other relevant information to consider: Public Comments from the July 13th RPAC meeting

- Relocation of Industrial uses controversial (p. 14 & 15)
 - a. Where to? Hard to limit to disturbed land
 - b. High level of service b/c in town
 - c. High cost to move
- Questioning location of industrial

Option #1:

Modify the policy to provide a site for limited and/or cottage industrial uses if a need is identified. Remove the actions relating to the County/Caltrans yards, and add a policy to work towards meeting the interests related to the County/Caltrans site. How the interests are to be met is yet to be decided.

Policy: 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.

Action: If the need exists, identify a new location for limited/cottage industrial uses at the airport/pumice plant area, and develop necessary partnerships, conduct feasibility analyses for developing the site, and secure financing.

Action: Limit the footprint of the new industrial location to previously disturbed areas.

Policy: Continue community discussions and exploring potential solutions for the location of the County/Caltrans yards with the intent of meeting the following interests:

- 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 affordable/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.

Option #2:

Leave the language as is.

Option #3:

RPAC and community members should suggest additional options/language for consideration.

F. Evaluate pros and cons of options and possible solutions.

G. Decide which option/solution, or combination, or modification, best addresses the problem.

7. FINAL DRAFT PUBLIC COMMENTS & RESPONSE

Date: June 13, 2012

**From: Heather deBethizy, Assistant Planner
Wendy Sugimura, Analyst**

RE: Response to public comment on the Mono Basin Community Plan Final Draft

The following table provides an analysis of an e-mail comment on the final draft of the Mono Basin Community Plan (Plan) received on Monday, June 11, 2012. The analysis was also sent to the correspondent along with the industrial locations white paper analysis, and he was invited to attend the RPAC meeting. The original e-mail is attached after the analysis.

SUGGESTED EDIT BASED ON COMMENT

| Comment | Response |
|---|---|
| <p>"Circulation Element" While this section is mostly within the purview of the County's jurisdiction. When it comes to US 395 and SR 120 the purpose of those routes are to delivery people, goods, and services to a wider spread area. If the Mono Basin RPAC wants "context sensitive solutions" on a State Highway they need to be in conformance with the design speed of those highways. The highway was there prior to Lee Vining and other eastern Sierra communities; the local communities shouldn't rely upon a freeway as it's only life line. If the Mono Basin RPAC wants the items in this section applicable to it's "Main Street" then Mono County should take over operation of US 395 as a county road and not expect the taxpayers of California pay for "context sensitive solutions" on a Highway. Another option to the "Circulation Element" of this document would be to "Support the bypass of Lee Vining" which, interestingly, isn't included here, why is that?</p> | <p>The basic underlying premise of cooperating with Caltrans on any issues relating to Highway 395 could be better recognized, as follows:</p> <p>Goal 1, Objective E, Policy 6:</p> <p>Provide safe and convenient pedestrian and biking facilities, <u>working with Caltrans when applicable</u>, to reduce vehicular traffic, increase local livability, and encourage visitors to explore town.</p> <p style="text-align: center;">###</p> <p>The RPAC is an advisory body only. Any actions would be taken under the authority of Mono County.</p> <p>Caltrans is becoming a progressive and exemplary model for</p> |

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| <p style="text-align: center;">###</p> <p>“Promote the inclusion of safety improvements along Highways 395, 120, and 167 in routine maintenance projects. Action 1.1: Request Caltrans to incorporate turnouts for scenic viewing and congestion relief into highway rehabilitation projects in the Mono Basin.”</p> <p>This is comical and again contradictory; considering the “Mono Lake Shoulder Widening” project which intended to do just this along with creating bike lanes was completely rejected by both LV and the Mono Lake Committee back in 2005.</p> <p style="text-align: center;">###</p> <p>“Support Caltrans efforts to install changeable message signs at key locations along Highway 395 to disseminate travel information.. Signs should be appropriate for a rural setting and should not be billboard/urban style signs.”</p> <p>Considering Lee Vining is "urban" in the context of the Eastern Sierra, this is contradictory. Signs need to be readable and of a style that conveys information in any weather. If a large sign is ideal then it should be a large one. A motorist and resident of the area I need to know the highway information for points North, south, east, and west prior to departing from LV.....if it's snowing and visibility is low I need to be able to see that information.</p> | <p>implementing “context sensitive solutions” in a variety of locations, including highways serving as Main Streets. The “2012 New Partners for Smart Growth,” a national conference held annually, highlighted a number of examples across the state, and the Bridgeport Main Street Revitalization project, scheduled for this summer, is a prime local example. In any case, the policies express the vision and values of the communities, recognizing that Caltrans is a critical collaborative party.</p> <p>A bypass was not raised in any of the six public workshops, the survey, or the following year of public discussion, and therefore was not included.</p> <p>Comments on the changeable message sign and past project noted as personal opinions.</p> |
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COMMENT AND RESPONSE

| Comment | Response |
|--|---|
| #3 Concern for deer herd? Deer are not endangered or | Sage grouse issues are being addressed through Mono County's participation in the Bi-State Local Area Working |

Appendix F: Policy Development & Public Comment

| | |
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| <p>threatened.....concern should be for the sage grouse.</p> | <p>Group, which will result in a comprehensive county-wide review, analysis, and update of General Plan policies.</p> <p>Deer herds are of interest to the resource management agencies, including the CDFG and BLM, and to the communities, and therefore are appropriate to include.</p> |
| <p>"Objective A- to encourage growth within and adjacent to the community of LV" yet a perfectly buildable lot in Mono City APN 019-110-010 is desired to remain within BLM jurisdiction? This piece of property appears to be a viable and buildable lot that conforms to the requirement of "Objective A" this (the BLM lot) coupled to "Objective A" are a contradictory goal.....this sounds like NIMBY-ism on the part of Mono City residents, it's contradictory....it's either Objective A with the BLM lot or no Objective A. Correct this confusing contradiction.</p> | <p>The basis for this policy lies in a series of discussions between the BLM and the Mono City community that pre-dates this Plan. None of the discussions through the Landownership Adjustment Project or this planning process have provided a factual basis for a new policy. The citizens of Mono City have the right to determine their future as do other communities.</p> <p>Objective A speaks to Lee Vining, which is why Mono City issues were separated into Objective B. The two sets of policies are not mutually exclusive.</p> |
| <p>"Objective D"- there is no requirement that resource agencies work with the RPAC or implement RPAC requirements.</p> | <p>The RPAC is an advisory body only. Any actions would be taken under the authority of Mono County. The language in the plan recognizes that agencies cannot be required to work with the County by using language such as "coordinate," "request," "support," etc. The expectation is that the County, community, and other entities in the Mono Basin will cooperatively engage in a good-faith effort to accomplish the Plan.</p> |
| <p>"Policy 4 Re: Conway Ranch".....support facilities and infrastructure sheep grazing, agriculture, and the restoration of historic properties.....what about the wetland attributes of Conway Ranch that are now being hashed out with Mono</p> | <p>The Board of Supervisors and County Counsel are handling the legal issues relating to operations at Conway Ranch without the RPAC's direct involvement. This plan speaks to the character of Conway Ranch that is valued by the</p> |

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| <p>County, AIG, DFG.....what about support for the wetland habitat that is at Conway Ranch, considering that it's been severely degraded?</p> | <p>communities.</p> |
| <p>"Objective E; policy #3".....how can an RPAC influence either the County or State to move their maintenance yards from a location that they've been in since before the RPAC even existed? Does the RPAC plan on purchasing the land from either the County or the State, conducting the environmental work, and other necessary requirements? What would either the County or the State get from the RPAC for the cost associated with moving their yards out of LV? These questions should be answered here or the "Objective" be removed from the Plan.</p> <p style="text-align: center;">###</p> <p>"Policy #3".....provide for emergency services? Yet the MB RPAC plan (Objective E; policy #3) supports moving the two road maintenance yards out of the town? This is contradictory..... How can the RPAC support emergency services yet also support moving out the first responders to most emergencies in the area, which is Caltrans and the Mono County Road Department for weather related and accidents? Again, another contradictory statement.</p> | <p>The RPAC is an advisory body only. Any actions would be taken under the authority of Mono County. Please see the white paper titled "Issue Analysis: Industrial Locations" for a complete analysis and understanding of the Plan language. The final language does not necessarily advocate for moving either of the yards, only meeting the identified interests.</p> <p style="text-align: center;">###</p> <p>"Emergency services" references emergency medical services such as the Sheriff, fire department, paramedics, etc., which are not provided from either of these two yards.</p> |
| <p>"Objective F; Policy #2".....undergrounding utilities is significantly more expensive to install versus over head lines.....the cost is about 10 times higher. While "encouragement" is all the RPAC can do, this won't happen it's too expensive.</p> | <p>Comment noted as a personal opinion.</p> |
| <p>"Action 2.3"..... 24 hour sanitation facilities? This is a private sector job not for a public agency.</p> | <p>The interrelated nature of land use, economic and social elements in building a healthy, vibrant community was recognized at the outset, and therefore a comprehensive</p> |

Appendix F: Policy Development & Public Comment

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| | community plan extending beyond the confines of the Area Plan update (and the County's jurisdiction) was developed. The Action Plan matrix in Appendix B suggests appropriate responsible parties in those cases. |
| <p>"Action 6.1.....support the designation of 395 as a National Scenic byway?" Please, NO; the highway is already listed as a State designated scenic highway and it's already created numerous hurdles for Caltrans and other agencies.....this is a ridiculous goal and will only straddle many local agencies to provide the necessary level of service to the public.....NO THANKS. I will personally oppose this at every level if it is proposed.</p> | Comment noted as a personal opinion. |
| <p>"Kutzadika Mono Lake Indian Community" is this a Federally recognized Native American Tribe? If not, agencies are only required to consult with recognized tribes. Unless they're Federally recognized, there's no requirement that consultation is necessary.....the closest one would be either the Bridgeport Indian Colony or the Benton Tribe.</p> | The language to respect the Kutzadika Tribe by affording them the same courtesies as a federally-recognized tribe has been strongly supported by the survey data and public discussion. |
| <p>"Cultural Resources" -Many of these items seem superferlous since State and Federal law on Cultural, historic, and native American artifacts already exist. What's the point?</p> | The policies in the Plan take a more proactive approach to identifying and protecting cultural resources than would be required under State and/or Federal law. |
| <p>"Policy 3: Establish buffer zones around significant cultural resource sites to protect the integrity of the resource, as well as the integrity of the setting. Action 3.2: Encourage the State to purchase properties adjacent to State Historic Park properties in order to prevent impacts from future adjoining incompatible uses." How is the Mono Basin RPAC going to do this? This can't be done by an RPAC and can't go outside the purview of current law.</p> | The RPAC is an advisory body only. Any actions would be taken under the authority of Mono County. |
| <p>There is ONE BIG opportunity that many people who've had input on this plan haven't recognized or dealt with (or don't</p> | This suggestion could be considered by those implementing |

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| <p>want to deal with).....what about catering to the "Burning Man" types? Every year thousands of people go through LV to Black Rock City, NV.....also what about promoting the Mono Basin for rave parties? There have been smaller private rave parties at people's private houses in LV and it's environs...why not promote the beauty of the area to circuit/rave party groups? Streamline the BLM permitting process for "alternative" parties? Instead of focusing on "home business" and those of some "kitschy" type....why not support "alternative" music gatherings? it's 5 hours from LA, 3 hours from Fresno and Reno....there's a great opportunity to show off the Mono Basin as a venue for music/dance parties.</p> | <p>Goal 3, Objective B, which addresses local events.</p> |
| <p>Many of these issues defined within this document can be easily remedied by incorporating "Covenants, conditions, and restrictions (CC & R's)" for both Mono City and Lee Vining. While instead of "recommending," "advising," etc. the community should work towards passing a set of guidelines that addresses many of these aspects, lighting, context sensitive solutions, etc.</p> | <p>The County does not have the authority to impose CCR's on any private landowners, and no private landowners have indicated any such interest during the planning process.</p> |
| <p>Additionally, it seems apparent that many of these issues would be handled through having regular enforcement of existing laws and county ordinances by the Sheriff and the Code enforcement unit of Mono County. Rather than creating new rules, guidelines, and policy that will ultimately (and one day) be forgotten have residents be aware of existing ordinances and ensure that they are enforced.</p> | <p>As the County-related portions of the Plan are implemented through the County's General Plan, the enforcement issues raised are not a problem. The Action Plan Matrix as well as standard compliance with the General Plan will ensure the Plan is effective.</p> |

From: [CD Ritter](#)
To: [Mark Heckman](#)
Cc: [Heather deBethizy](#); [Wendy Sugimura](#)
Subject: RE: Distribution of MB Plan
Date: Monday, June 11, 2012 11:42:09 AM

Thanks for your comments, Mark. I've forwarded them to Wendy Sugimura also.
~ C.D.

From: Mark Heckman [mailto:marxacool@hotmail.com]
Sent: Monday, June 11, 2012 11:05 AM
To: hdeethizy@mono.ca.gov; CD Ritter
Subject: Distribution of MB Plan

Mono County;

I am in receipt of the "Mono Basin Community Plan" draft plan and have some comments. They are in order of appearance as within the document.

#3 Concern for deer herd?

Deer are not endangered or threatened.....concern should be for the sage grouse.

"Objective A- to encourage growth within and adjacent to the community of LV" yet a perfectly buildable lot in Mono City APN 019-110-010 is desired to remain within BLM jurisdiction? This piece of property appears to be a viable and buildable lot that conforms to the requirement of "Objective A" this (the BLM lot) coupled to "Objective A" are a contradictory goal.....this sounds like NIMBY-ism on the part of Mono City residents, it's contradictory....it's either Objective A with the BLM lot or no Objective A. Correct this confusing contradiction.

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"Circulation Element" While this section is mostly within the purview of the County's jurisdiction. When it comes to US 395 and SR 120 the purpose of those routes are to delivery people, goods, and services to a wider spread area. If the Mono Basin RPAC wants "context sensitive solutions" on a State Highway they need to be in conformance with the design speed of those highways. The highway was there prior to Lee Vining and other eastern Sierra communities; the local communities shouldn't rely upon a freeway as it's only life line. If the Mono Basin RPAC wants the items in this section applicable to it's "Main Street" then Mono County should take over operation of US 395 as a county road and not expect the taxpayers of California pay for "context sensitive solutions" on a Highway. Another option to the "Circulation Element" of this document would be to "Support the bypass of Lee Vining" which, interestingly, isn't included here, why is that?

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General comments about this plan and other County related issues.....

There is ONE BIG opportunity that many people who've had input on this plan haven't recognized or dealt with (or don't want to deal with).....what about catering to the "Burning Man" types? Every year thousands of people go through LV to Black Rock City, NV.....also what about promoting the Mono Basin for rave parties?

There have been smaller private rave parties at people's private houses in LV and it's environs...why not promote the beauty of the area to circuit/rave party groups? Streamline the BLM permitting process for "alternative" parties? Instead of focusing on "home business" and those of some "kitschy" type....why not support "alternative" music gatherings? it's 5 hours from LA, 3 hours from Fresno and Reno....there's a great opportunity to show off the Mono Basin as a venue for music/dance parties.

Many of these issues defined within this document can be easily remedied by incorporating "Covenants, conditions, and restrictions (CC & R's)" for both Mono City and Lee Vining. While instead of "recommending," "advising," etc. the community should work towards passing a set of guidelines that addresses many of these aspects, lighting, context sensitive solutions, etc.

Additionally, it seems apparent that many of these issues would be handled through having regular enforcement of existing laws and county ordinances by the Sheriff and the Code enforcement unit of Mono County. Rather than creating new rules, guidelines, and policy that will ultimately (and one day) be forgotten have residents be aware of existing ordinances and ensure that they are enforced.

Mark A. Heckman



APPENDIX G- OUTREACH
FLYERS

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A HARVEST OF IDEAS: THE MONO BASIN COMMUNITY PLAN

Community Conversations at Lee Vining High School

Monday, September 27, 5:30 to 8:00 p.m. (light refreshments provided)

Saturday, October 2, 3:30 to 6:00 p.m. (dinner to follow)

Free childcare provided on site

When you think about the Mono Basin, what comes to mind? What is the best possible future? What works, and what could work better, in our communities?

The Mono Basin Regional Planning Advisory Committee warmly invites you to participate in a conversation about our future. We want to include your wisdom, ideas and vision in a Community Plan to guide our actions to create our future.

Spanish language translation will be provided. There will be refreshments. There will be no lectures. Please join us!

Please RSVP to Heather, Mono County Planning, 760 924-1812,
(hdebethizy@mono.ca.gov) so we can plan for seating and refreshments.

We look forward to seeing you there!

The Mono Basin Regional Planning Advisory Committee

*

COSECHA DE IDEAS: EL PLAN DE LA COMUNIDAD MONO BASIN

Conversación Comunitaria en La High School de Lee Vining

Lunes, 27 de Septiembre, A las 5:30 a 8:00 p.m.

Sábado, 2 de Octubre, 3:30 a 6:00 p.m. (Cena a seguir)

Guardería gratis durante el evento

Cuando Piensas en el Mono Basín, Que es lo que se te viene a mente?Cuál es el mejor futuro posible? Que sirve y que serviría mejor para nuestra comunidad?

El comité de Planificación del Mono basín asesoría regional (RPAC) Le invita a participar en una conversación sobre nuestro futuro. Queremos incluir su sabiduría, las ideas y la visión en un plan comunitario que guíe nuestras acciones para crear nuestro futuro. Traducción al español será proporcionado. Habrá refrescos. No Habrá lecciones. Porfavor Unase a nosotros!

Por favor reserve con Heather en, Planificación del Condado de Mono 760 924-1812, para que podamos planificar para los asientos y refrescos.

Esperamos ver los por allí!

El comité de Planificación del Mono Basín asesoría regional

*



Ready for Action?

Join your neighbors and the Mono Basin RPAC
for coffee and dessert to create
ACTION PLANS for our community vision.

Where: Lee Vining Community Center

October 19 (Tue), 6-8 pm

Fostering a Sustainable Economy

How do we build on our economic strengths and flourish year-round while protecting our magnificent natural surroundings and small-town feel?

October 27 (Wed), 6-8 pm

Strengthening our Community

How do we grow organizations and relationships that enhance our sense of connection and belonging?

November 3 (Wed), 6-8 pm

Designing our Community

How do we foster a vibrant, authentic and functional Main Street and built environment, and provide housing for our community?

November 13 (Sat), 3-5 pm

Enhancing our Quality of Life

What improvements to our trails, parks, mobility & transit, and service infrastructure will make this a better place to live?

Want more information?

Check out our website:



<http://www.monocounty.ca.gov/cdd%20site/Planning/MonoBasinCommunityPlan.htm>



Listo para la acción?

Únase a sus vecinos y el Mono Basin RPAC para una taza de café para crear PLANES DE ACCION para nuestra visión de la comunidad.

Donde: Centro comunitario de Lee Vining

Martes 19 de Octubre, 6-8 pm

El fomento de una economía sostenible

Como podemos aprovechar nuestras fortalezas económicas y que florezcan durante todo el año, mientras protegemos nuestro magnifico entorno natural y la sensación de un pueblo pequeño?

Miércoles 27 de Octubre, 6-8 pm

Fortaleciendo a nuestra comunidad

Como podemos engrandar las organizaciones y relaciones para mejorar nuestro sentido de conexión y de pertenencia?

Miércoles 3 de Noviembre, 6-8 pm

Diseñando nuestra comunidad

Como podemos construir una calle mayor vibrante, autentica, y funcional, y proporcionar vivienda para nuestra comunidad?

Sábado 13 de Noviembre, 3-5 pm

Mejorando nuestra Calidad de vida

Que mejorarias a nuestros senderos, parques, movilidad y tránsito, y a la infraestructura de servicios harán de este un lugar mejor para vivir?

Want more information?

Check out our website:



<http://www.monocounty.ca.gov/cdd%20site/Planning/MonoBasinCommunityPlan.htm>

Ready for Action?

Join your neighbors and the Mono Basin RPAC to create ACTION PLANS for the Mono Basin.

Where: **Lee Vining Community Center**



October 19 (Tue), 6-8 pm
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What improvements to our trails, parks, mobility & transit, and service infrastructure will make this a better place to live?

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Mono Basin Community Plan

Presented by the Mono Basin Regional Planning Advisory Committee

The Mono Basin Regional Planning Advisory Committee (RPAC) and its Visioning Steering Committee are working to develop a Mono Basin Community Plan. The purpose of the plan is to define a community vision and policies to guide future land use, development and quality of life decisions.

The Process

The Mono Basin RPAC began the journey to create a vision and plan for the Mono Basin in June 2010, appointing members of the community to the Visioning Steering Committee. The Steering Committee worked over the last seven months to organize, facilitate, and develop a Mono Basin Community Plan and vision statement, which is based on community input from two visioning workshops and four action plan workshops.

Community Engagement

- ♦ 2 Visioning Workshops (total of 38 citizen participants)
- ♦ 4 Action Plan Workshops (average of 17 participants/workshop)

| Action Plan Workshop | Date |
|---------------------------------|-------------------|
| Fostering a Sustainable Economy | October 19, 2010 |
| Strengthening our Community | October 27, 2010 |
| Designing our Community | November 3, 2010 |
| Enhancing our Quality of Life | November 13, 2010 |



- ♦ The entire community workshop process included a total of around 52 community members who attended some or all of the workshops.

Anticipated Products

- (1) Mono Basin Community Plan with a Vision Statement and Action Plan Matrix
- (2) Update of the Mono County General Plan's Mono Basin Area Plan

Purpose of the Mono Basin Community, Vision Statement, and Area Plan

The Mono Basin Community Plan's purpose of the plan is to define a community vision and policies to guide future land use, development and quality of life decisions.

- ♦ Outlines the broad vision and goals,
- ♦ Lists the values and assets that we share & want to maintain,
- ♦ Lists what we want to work together to create,
- ♦ Help us respond to other agency and organization proposals,
- ♦ Prioritizes short-term actions,
- ♦ Identifies the steps to achieve longer term goals on specific issues and the commitments needed by agencies and organizations to achieve those goals

A community vision is important because the community **identifies a common ground**, allows for the **development of proactive and comprehensive solutions**, provides a strategy for **implementation, monitoring, and follow-up**, and most importantly, it necessitates **community engagement and decision making**. Since a clear vision is developed by the community, the community can determine where it wants to go and how it will get there.

The Mono Basin Area Plan is an existing document of policy, regulations and guidelines on land use that directs actions by Mono County. By incorporating the community's vision, goals and action plan into the county General Plan, we will insure that actions by the RPAC and the county are consistent with the wishes of the community.

What do you think of the Mono Basin Vision Statement?

The Vision Statement is meant to be aspiration and should define what we ideally want to become in the future.

The Mono Basin Vision

The residents of Lee Vining and the Mono Basin desire to build a community that provides for economic opportunity, preserves our quality of life, and protects the spectacular natural beauty and ecosystems of the area.

Our unique location at Mono Lake within the high desert and alpine panorama of the Eastern Sierra, together with accessible public lands, draws visitors from around the world and is the basis of our local economy. We are committed to growing a stable, viable economy that provides opportunities for all residents. We strive to preserve our small-town character and build a strong sense of community where people work together while valuing self-reliance and individuality. We recognize our environmental responsibilities and advocate for the preservation of the area's natural values while providing diverse recreational and outdoor activities.

To achieve this vision, we emphasize the following values, which are all of equal importance:

Small, compact communities with a clear edge between developed and natural areas. Our low density limited development patterns lead to a small-town rural character, featuring a walkable town center with public gathering spaces, a vibrant and attractive commercial area with diverse businesses and services, aesthetically appropriate and energy efficient building design, and connectivity through transit services and trails.

Safe, friendly communities where people interact and feel connected, work together to resolve common issues, and are involved in local activities and events. Our children are safe and have access to a good education and opportunities to learn life, workplace and social skills. Our diverse recreation and cultural activities enhance the quality of life for our residents while community events weave strong social connections. We share accurate community information to keep people in touch with each other and engaged in the public decision making process. We respect and appreciate our human and natural histories.

A sustainable economy with diverse job opportunities that offers year-round employment and competitive wages. We develop and promote local products to grow profits in our community, encourage entrepreneurial efforts, and improve our communication capacity to foster home-based businesses. **Housing is affordable** so people can live where they work.

Recreation opportunities and access that capitalize on our world-class outdoor venues. We value responsible recreation use and access to protect and enjoy our natural environment.

A healthy natural environment with clean air and water, scenic grandeur, dark night skies, and pristine wilderness and open space. We protect and cherish the natural character of the land by minimizing the intrusiveness of structures, protecting our natural assets, and being environmentally responsible.

Have Comments? Please take the time to fill out a survey. Your input matters!

Surveys are available at Nicely's Restaurant, the Mono Market, and the Library, or online at

www.monocounty.ca.gov/cdd%20site/Planning/MonoBasinCommunityPlan.htm

Las encuestas también están disponibles en español.

Goals of the Mono Basin Community Plan

A goal is a general, long-term purpose or end toward which the County and community will strive in order to realize the Vision.

Land Use Goal:

Maintain the rural, small-town character of communities and spectacular natural values of the Mono Basin by managing growth, ensuring high-quality aesthetics, and providing for community development needs to enhance the quality of life for residents.

Economic Development Goal:

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.

Community Goal:

Build a safe, friendly community where people feel connected, work together to resolve common issues, and are involved in local activities and events.

The Mono Basin Community Planning Area

The planning area covers the U.S. Highway 395 corridor from its junction with S.R. 120 (Tioga Road) north through Lee Vining to the north end of Mono Lake. It also includes the north shore of Mono lake, along Hwy 168, Lee Vining, Mono City, Lundy Canyon, and residents throughout the Mono Basin.



How did we get here and where are we going?

Public Input and Information flow chart



What's Next for the Mono Basin Community Plan?

Based on the community input, survey, and workshop results, the Steering Committee will make policy recommendations to the Mono Basin Regional Planning Advisory Committee (RPAC). The Mono Basin RPAC policy decisions will be incorporated into a draft community plan.

The Mono Basin RPAC will make acceptance recommendation of the finished Mono Basin Community Plan and updated Mono Basin Area Plan to the Mono County Planning Commission, who then recommends to the Mono County Board of Supervisors.



What more information? Contact:

Mono County Community Development Department
 Heather deBethizy & Wendy Sugimura
 PO Box 347, Mammoth Lakes, CA 93546
 hdebethizy@mono.ca.gov • 760.924.1800

www.monocounty.ca.gov/cdd%20site/Planning/MonoBasinCommunityPlan.htm

Mono Basin Community Survey

Help Shape the Future of the Mono Basin!

The Mono Basin Regional Advisory Committee (RPAC) and its Visioning Steering Committee are developing a Mono Basin Community Plan to guide future land use, development, and quality of life decisions. We'd like to ensure all members of the community have an opportunity to contribute.

**Please take the time to fill out a survey.
Your input matters!**

One survey per person. Please return or postmark by Jan. 31.

Las encuestas están disponibles en español.
Sus respuestas son importantes y ayudarán a dar forma al Plan Comunitario final para la Cuenca del Mono Lake.
Rellene sólo una encuesta por persona. Luego devuélvala o envíela por correo, con matasellos, con plazo máximo hasta el 31 de enero.

Surveys are available at Nicely's Restaurant, the Mono Market, and the Library, or online at
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Mono Basin Community Plan Workshop

Wednesday, July 13, 2011 • 6:30pm

Lee Vining

Community Presbyterian Church

126 Mono Lake Avenue

To see the most up-to-date plan and for more information:

www.monocounty.ca.gov/cdd%20site/Planning/MonoBasinCommunityPlan.htm

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Now Available!

Mono Basin Community Plan Final Draft

The Regional Planning Advisory Committee (RPAC) warmly invites you to review and comment on the final draft of the plan to help guide the future of the Mono Basin.

**The Final Draft Plan is available
via website at <http://monocounty.ca.gov/rpac/mono-basin>
by emailing hdebethizy@mono.ca.gov
or by calling 760.924.1800.**

*The RPAC may consider taking action at their June 13, 2012 meeting.
Please send comments to PO Box 347, Mammoth Lakes, CA 93546, call 760.924.1800,
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CD-

Proof of Publication

12-218

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA
COUNTY OF MONO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the

Proof of Publication Of

PUBLIC NOTICE

MAMMOTH TIMES

a newspaper of general circulation, published in

County of Mono

The Mammoth Times was adjudicated on March 24, 1992, as a newspaper of general circulation for the Town of Mammoth Lakes and Mono County, CA.

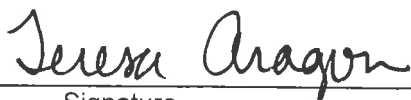
The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dated, to with:

June 22, 2012

all in the year **2012**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Mammoth Lakes, California,
The 22nd day of June 2012



Signature

320 PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a Public Hearing at a joint special meeting with the Mono Basin Regional Planning Advisory Committee (RPAC) on July 12, 2012, at 6:30 p.m. at the Lee Vining Community Center, 296 Mattly Rd., Lee Vining, CA, to consider the Mono Basin Community Plan (Plan). The Plan, which is an update to the Mono Basin Area Plan in the General Plan Land Use Element, provides community-based guidance for future land use, development and quality-of-life decisions. The Planning Commission will consider recommending that the Board of Supervisors acknowledge and support the Plan with final adoption pending CEQA review, and that staff be directed to initiate the CEQA process and, in the interim evaluate future applicable discretionary planning projects for consistency. The Plan is available from 760.924.1800, wsugimura@mono.ca.gov, or <http://monocounty.ca.gov/rpac/mono-basin>. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

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MT12-218 (06/22/2012)

PROOF OF PUBLICATION

#2012-0106

This Space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA
COUNTY OF MONO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of

THE SHEET

a newspaper of general circulation, published in

COUNTY OF MONO

The Sheet was adjudicated on December 28, 2009, as a newspaper of general circulation for the Town of Mammoth Lakes and Mono County, CA.

The notice, of which the annexed is a printed copy (set in the type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not any supplement thereof on the following dates to with:

23-Jun
all in the year **2012**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Mammoth Lakes, California, the 23 day of June, 2012

Proof of Publication of

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MONO COUNTY

Signature

Notice of Public Hearing
**Mono Basin Community Plan
Final Draft**

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