

# MONO COUNTY PLANNING COMMISSION

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PO Box 347  
Mammoth Lakes, CA 93546  
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commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## DRAFT MINUTES

THURSDAY, DECEMBER 11, 2014

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**COMMISSIONERS:** Scott Bush, Chris Lizza (videoconference), Mary Pipersky, Rodger B. Thompson. **ABSENT:** Dan Roberts  
**STAFF:** Scott Burns, CDD director; Courtney Weiche, associate planner; Gerry Le Francois, principal planner; Garrett Higerd (videoconference) & Walt Lehmann, public works; C.D. Ritter, commission secretary

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**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Mary Pipersky called the meeting to order at 10:00 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance.

**2. PUBLIC COMMENT:** None

**3. MEETING MINUTES:**

**MOTION:** Adopt minutes of October 9, 2014 (*no November meeting*) as submitted. (*Bush/Thompson. Ayes: 4. Absent: Roberts.*)

**4. PUBLIC HEARING**

**A. VARIANCE 14-001/Meade.** The proposal is to reduce the required front-yard setback for construction of a single-family home in the June Lake Highlands Specific Plan from 20 feet to 10 feet. The subject property is located at 216 Highland Dr. at June Lake (APN 015-290-021) and has a land use designation of Specific Plan/Single-Family Residential. Under the California Environmental Quality Act, a class 5 exemption is proposed under section 15182(a).  
*Staff: Gerry Le Francois, principal planner*

Gerry Le Francois acknowledged applicant Carl Meade and contractor Dennis Clark in attendance, and stated recommendations. Project is in June Lake Highlands Specific Plan area. Prominent issue is slope. Could raise foundations, bring in fill to alleviate steep down-slope. Locating garage with workshop below closer to street with 10' setback lessens fill requirement with decreased slope. Driveway faces north, which is problematic in snow country. Mono road standards = 15% slope, Cal Fire = 16%. Small portion of structures fall within 20' setback.

Comments from fire agencies? *No. Two standards, Cal Fire and June Lake FPD. Rear and side setbacks are 10'. Maximum height is 35'; how much height was gained? Looks like 5' on contour lines.*

**OPEN PUBLIC COMMENT:** Applicant Carl Meade described house as potential full-time residence. Lot is pie-shaped with narrow part facing cul-de-sac. He wanted to avoid gully in front, saying he'd rather drive, not slide, cars into the garage.

Contractor Dennis Clark noted plans show correct height of 35'. Top of cul-de-sac dropped down into garage; pushing building back gets into 16%, very steep driveway. Get closer to street. **CLOSE PUBLIC COMMENT.**

**MOTION:** Find that the project is exempt from CEQA under CEQA guidelines 15182 (a), Residential Projects Pursuant to a Specific Plan, and direct staff to file a Categorical Exemption; adopt the Variance Findings contained in the staff report; and approve Variance 14-001 to allow a front-yard

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DISTRICT #1  
COMMISSIONER  
Mary Pipersky

DISTRICT #2  
COMMISSIONER  
Rodger B. Thompson

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris Lizza

setback of not less than 10 feet for the construction of a single-family home. (*Lizza/Bush. Ayes: 4. Absent: Roberts.*)

## 5. WORKSHOPS:

**A. NEW GROUNDWATER REGULATION & REQUIREMENTS:** Stacey Simon, assistant county counsel, presented a PowerPoint on the Sustainable Groundwater Management Act of 2014, which will have minimal impact on Mono County but is a big deal statewide. CASGEM maps highlighted priority basins. No plan on regulation at the time. Only medium or high rankings are affected by legislation. Owens Valley Basin has medium ranking, but some rankings might change. Criteria are identical with one exception: Anything else relevant includes impacts of groundwater on surface waters. Tri-Valley basin boundary adjustment is being considered. Local regulation is encouraged. Key concept 1: Any other relevant info may include adverse impacts on local habitat and local stream flows. Deadline to request boundary change: Jan. 1, 2016.

Which agency in Mono? *Tri-Valley Groundwater District*. Lots of agriculture is water dependent. Basins low or very low are encouraged to be managed by a groundwater sustainability plan. State wants data, objectives, monitoring program, coordination with local land use programs, overdraft, recharge, and conservation. If designated as probationary basin, State could step in, but would cede to local agents. De Minimus Extractor. Agricultural wells in Tri-Valley would not qualify; report annually directly. Fees: SWRCB can adopt fee schedule for regulation. Unauthorized extraction has civil penalty of up to \$1,000 plus \$100/day for each additional day violation continues if no compliance occurs within 30 days of notice. Ranchers advised things are looking good right now, don't do a bunch of drilling that would put Mono in medium category.

BMPs for agricultural uses? *Not mandated, a "may."* *No adjudication of water in Mono. All General Plan Amendments will go by Tri-Valley Groundwater District.*

California is the only western state without a comprehensive system of groundwater management. Envisioned as local regulatory program, not State.

Does sustainability plan apply to Tri-Valley? If probationary, State could develop plan for district, with enhanced reporting requirements for users.

**B. SCENIC BYWAY UPDATE:** Courtney Weiche, associate planner, referenced the large-format draft Design Idea Book in the packet. In 2012 Mono got a Federal Highway Administration grant for designation of US 395 as federal scenic byway. Did mapping, signage, trails, marketing plan, and prior documents such as corridor enhancement program. Opticos Consultants team has been hired. Byway involves all communities from county line to county line, including SR 158 and SR 203. Ski resorts are listed as a benefit to byways.

Consultants spent week in summer meeting with communities, especially Walker/Coleville and June Lake. Weiche and Le Francois went door-to-door. Returned to June Lake last month when businesses were not as busy; good turnout, good feedback. Recognizing uniqueness of building character, frontage facades, and signage. Looked at corridor as whole, listing iconic features of each community. Intrinsic qualities included scenic, natural, cultural, and historical. Identify quality for marketing ads. Frontage improvement renderings for businesses interested. Gateway signage/wayfinding: Placement along 395, 158 and 203. Improve existing signage, move to more-appropriate location. Unifying signs along 395 show sense of being on a byway yet reveal uniqueness.

Still in draft form, updating next couple weeks, with final idea book by February. Worked closely with Town, as byway is huge marketing tool for Town as well.

What about communities not along 395? Weiche: Part of byway story. SRs 203 and 158 definitely part of 395, especially ski resorts. Byway is described as fish skeleton as opposed to string of pearls. Twin Lakes Bridgeport? Included in points of interest, recreational opportunities. Signage would indicate 395 is gateway to recreational opportunities. Tahoe plan calls out trails not necessarily right on highway.

Resulting product? Interactive tool with map for visitors. Still want product even if designation does not occur. If approved, door opens for funding opportunities. How many national scenic byways exist? 120. Fairly new program, since 1995. Variety of levels. State byway is required to precede national. Three other byway designations, federal is most prestigious.

Commissioner Lizza noted Lee Vining is not specifically addressed. Scott Burns cited it as complementary to transportation planning world GHG, walkability, cycling – get people out of cars, get tourists to patronize businesses. Good master plan with tourist slant. More-comprehensive main street plan in Lee Vining. Eastern Sierra Trail System parallels scenic byway. MoYo also ties in. CURES kiosks might be revitalized. Weiche: Good grasp on Mono Basin Community Plan. Lizza: Inyo County and Caltrans involved? Weiche: Caltrans yes, but Inyo has no interest in combining with Mono (fearful of regulation). Burns: No additional regulation would result. Invigorate people to upgrade properties. Lizza: Overlap exists. Weiche: On Montana trip, went roundabout way on byway. A national byway has enough presence and attention to attract people.

**C. MONO/YOSEMITE TRAIL:** Courtney Weiche discussed the Mono-Yosemite Trail Plan. She went to Mono Basin RPAC several times. In 2013 got Rivers Trails and Conservation Assistance grant and established working group of agencies, stakeholders. Formalize existing trails, identify known gaps. Lots of phone conferences, walking tours. Study areas identified: reduce unauthorized trails, limit new; longer stay in Lee Vining. Trail has three sections: 1) Lee Vining trails from Tufa Reserve to National Forest Visitor Center, town, and Mobil Mart. Constraints are agency permission, so focus on minimal improvements of existing trails; 2) Lee Vining Creek corridor: Poole power plant road, sensitive lands along creek concerned the tribe (uncomfortable to have them shown on map); trail is conceptual; and 3) Connection to Yosemite: Need more time, outreach, and study to define trail. Three recommended approaches if interest in moving forward. Next steps: Community stewardship. Additional outreach to tribes, property owners, agencies. Trail signage – improve what’s already there. Funding for continued efforts. Mono Basin RPAC to formally accept MoYo Trail at next meeting. Lizza: Just for hiking? Weiche: No talk of motorized involvement, barely even biking. Lizza: Potential use conflict on road to Edison plant.

**6. REPORTS:**

**A. DIRECTOR:** 1) Housing Mitigation Ordinance: BOS suspended till July 2016; 2) TRODs: BOS approved Planning Commission recommendation; 3) LTC: Going through Regional Transportation Plan, not a lot of changes; 4) General Plan update: Under way by consultant Sandra Bauer; 5) Conway Ranch easement: consummated; 6) Strategic Planning: Process going through county, BOS will conduct workshop in late January, likely ask to take to RPACs and commissions; 7) Convict Lake Road rehab: Negative Declaration this week; Development Impact Fees: No impact this calendar year, maybe \$5,000 impact next fiscal year. CAC noted intent to capture major projects, including Rodeo Grounds. What happens if ordinance is suspended? Mitigate impacts on housing stock. Hopefully, fair share would be taken care of. Adopted when economy was strong, joint with Inyo, but circumstances are different today. Ordinance could return, but in different form. Trigger point is application for building permit for 2,400 sf or greater. Major projects = combination of units, new units, deed restriction or alternative mitigation strategy. No significant projects that have triggered ordinance. Tioga Inn may be on radar, employee housing, how is it different from affordable housing.

**STACEY SIMON:** Litigation filed against Air Quality Control District had named Mono even though it was not lead agency; removal request was granted. Court could decide Mono should be included, but chances seem fairly slim.

**B. COMMISSIONERS:** Pipersky: Letter from MWTC on communication towers scoping. RPACs scheduled to weigh in. Not on private property, but Antelope Valley is interested.

**7. INFORMATIONAL:** No items.

**8. ADJOURN** at 11:45 a.m. to January 8, 2015.

*Prepared by C.D. Ritter, commission secretary*

# Mono County Community Development Department

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March 12, 2015

**TO:** Mono County Planning Commission

**FROM:** Megan Mahaffey (Accountant)  
Vianey White (Project Manager)  
Garrett Higerd (Assistant Public Works Director)  
Scott Burns (Community Development Director)

**SUBJECT:** Community Development Block Grant (CDBG) 2015 NOFA

## **RECOMMENDED ACTION**

Conduct a public hearing to receive feedback from the public on potential projects and programs that may be eligible for CDBG funding.

## **BACKGROUND**

The Community Development Block Grant (CDBG) is a federal program allocated through the California Department of Housing and Community Development, Department of Housing and Urban Development (HUD). The CDBG program is available to all non-entitlement jurisdictions (a county with fewer than 200,000 residents or unincorporated areas and cities with fewer than 50,000 residents).

Mono County has a history of successful CDBG applications. Funds awarded have covered a variety of activities including technical assistance, and housing and public facilities. In previous years CDBG funds have been used for projects including the June Lake Community Center, Courthouse rehabilitation, Sierra East Mobile Home Park water purification, and the First-Time Homebuyer program.

## **DISCUSSION**

The current Notice of Funding Availability (NOFA) applies to CDBG-eligible activities funded under the Economic Development set aside, Community Development sub-allocation, Colonia set aside, and Native American set aside. Typical activities funded under each of these areas predominantly benefit low- and moderate-income Californians and include:

- Business Assistance (BA) Projects and Programs
- Microenterprise (ME) Assistance Programs
- Housing Rehabilitation (HR) Programs and Projects
- Homeownership Assistance (HA) Programs
- Housing Acquisition Projects
- Public Infrastructure Projects
- Public Facility Projects
- Public Service Programs; and
- Planning and Technical Assistance Grants

Every year, Mono County is eligible to apply for new funding provided that 50% of the previous award has been spent. NOFA for these funds was released on January 5, with applications due April 10, 2015. This year's NOFA is for approximately \$24,983,999. CDBG-funded activities may be carried out to

benefit an entire jurisdiction, or just a specific area of the jurisdiction, including a combination of incorporated and unincorporated areas. A Service Area is a specific portion of a jurisdiction that will benefit from an activity. The service area will establish how the proposed Low/Moderate Income (LMI) beneficiaries are determined. Service areas must have at least 51% of its people/households documented LMI. Mono County communities that meet the 51% rule are as follows; Coleville 73.5%, Walker 75%, June Lake 53.39%, McGee Creek 100%, and Benton 100%. A household is considered LMI if the income is 80% or less of the Area Median Income (AMI). For 2014, the AMI for a family of four in Mono County is \$63,900 and family of two is \$46,000.

In addition to projects identified in today's public hearing, the following projects are recommended for consideration:

- A. Public Facilities Activities – Americans with Disabilities Act (ADA) Rehabilitation
  1. Walker Park restrooms
  2. Guss Hess Park restrooms
  3. County Park (Mono Basin) upper playground, restrooms, and access to building
  4. Crowley Lake Park restroom, upper playground
  5. Crowley Lake Park playground parking and access
  6. Chalfant Park restrooms
  7. Benton Park restrooms
  8. Gull Lake Park restrooms
  
- B. Public Improvements Activities
  1. Street Improvements: Crack and slurry seal of North Shore Drive for June Lake Streets project that did not receive funding.
  
- C. Housing Activity
  1. Homebuyers Assistance Rehabilitation combination program through Mammoth Lakes Housing.

**ATTACHMENTS**

- Exhibit 1: Funding Limits and Eligibility Activities Chart
- Exhibit 2: Eligible activities from 2015 NOFA

# Mono County Community Development Department

## Planning Division

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March 12, 2015

To: Mono County Planning Commission

From: Courtney Weiche, associate planner

Re: Use Permit 15-001 / Paour

### RECOMMENDATION

It is recommended the Planning Commission taking one of the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303 and instruct staff to file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit 15-001 subject to Conditions of Approval;
- OR
2. Determine that the Planning Commission cannot make one or more of the required findings contained in the staff report and deny Use Permit 15-001.

### PROJECT

The proposal would allow the continued use of an existing unpermitted deck encroaching into the required front-yard setback. The impetus for this proposal is an enforcement action.

The project is located at 161 West Steelhead Rd. (APN 016-112-013) in the community of June Lake. The land use designation is Single Family Residential. There is an existing single family residence on the parcel. A majority of the surrounding land uses are Single-Family Residential with the exception of two parcels to the southwest that are Commercial Lodging, Medium.

The required front-yard setback for SFR is 20 feet. However, an exception may be granted per Table 04.020 of the General Plan which states, "Yard requirements may be modified by use permit." It should be noted that this general plan provision has rarely been used, and deviations to setbacks have usually been processed via variance.

FIGURE 1: PROJECT LOCATION





**FIGURE 2: LAND USE DESIGNATION MAP**



**BACKGROUND**

In 2003, a complaint was received by the Compliance Division regarding a high deck constructed without building permits. In addition to being built without permits, the second-story deck is over 20 feet in height and encroached into the required front-yard setback.

At that time, several options were examined that could allow for the deck to remain. The option selected by the applicant was to convert it to a garage, with a deck above, which would then be allowed to encroach into the required front-yard setback. Per Table 04.020 of the General Plan, garages are allowed to encroach on sloping lots, but no portion is allowed to be over 20' in height.

Plans were submitted to the Building Division in early 2004 that showed a compliant garage with a deck on top and the total height not exceeding 20 feet. To build according to these plans would have required the current deck to be lowered by several feet. The permit was never issued and, after several years, the application was expired by the Building Division.

The outstanding code complaint was rediscovered when a building permit application for a woodstove was applied for. When notified of the open code enforcement case, the applicant decided to pursue a use permit that would allow the deck to remain as is, within the required front-yard setback.

A hearing notice for the proposal was sent to all surrounding property owners, and the applicant has indicated intent to individually contact adjacent neighbors of the project.



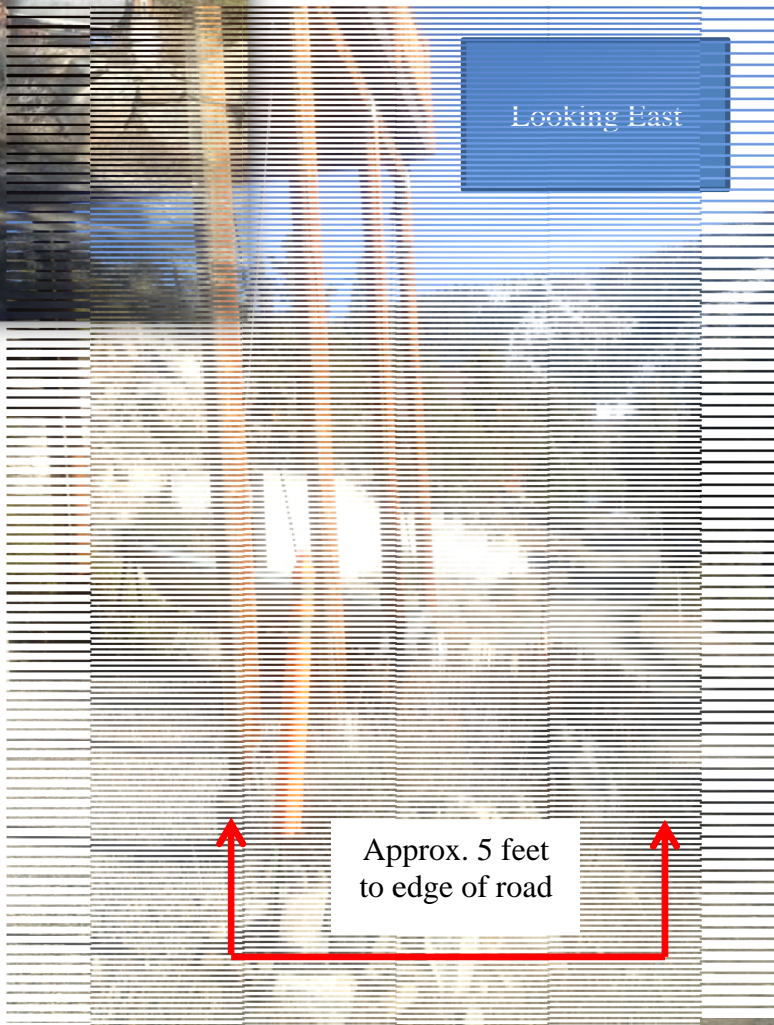
Looking west from beginning  
of West Steelhead Road



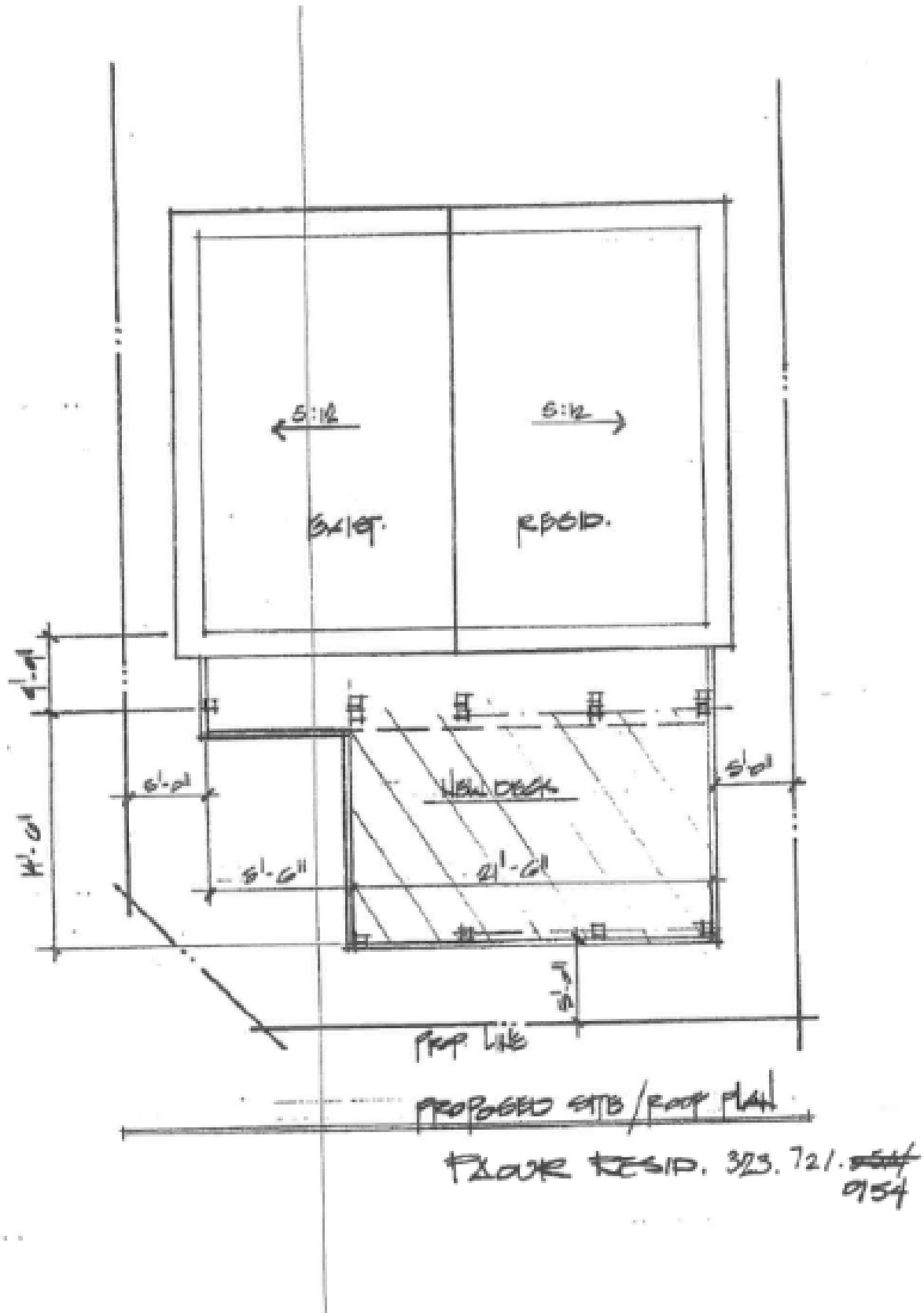




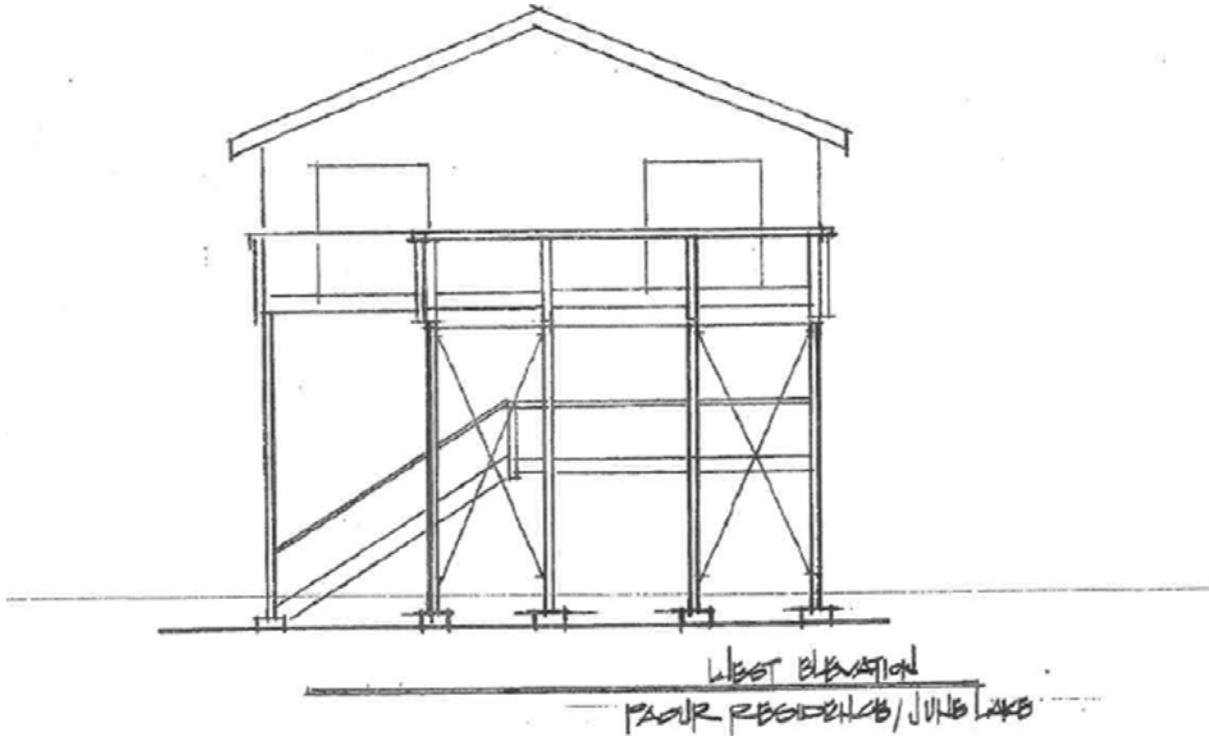
Front yard taken from across Steelhead Road



**FIGURE 3: ORIGINAL SITE PLAN FOR EXISTING DECK (never submitted)**



**FIGURE 4: ORIGINAL ELEVATION FOR EXISTING DECK (never submitted)**



**GENERAL PLAN CONSISTENCY**

As noted above, the General Plan Land Use Designation for this property is Single-Family Residential (SFR). According to the Mono County General Plan, "The 'SFR' designation is intended to provide for the development of single-family dwelling units in community areas." Exceptions to yard setbacks are subject to a use permit under Table 04.020.

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

# MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies

TABLE 04.020: REQUIRED YARDS – continued

Commercial Stables	Stables and paddocks shall not be less than 50' from the front property line nor less than 50' from any dwelling unit.
Plan Lines	If an official plan line is specified in the circulation element of an area plan, the required yards on the street side shall be measured from such official plan lines. In no case shall the provisions of this title be construed as permitting any structure to extend beyond such official plan lines.
Commercial lots abutting a highway in June Lake, Lee Vining, Bridgeport	In areas where the majority of the commercial properties have previously been developed to less than the required 10' front setback (i.e., June Lake, Lee Vining, Bridgeport) the 10' setback requirement may be reduced provided that the applicant can demonstrate all of the following: a. The project provides a front yard of not less than the average front yard depth of the developed properties in the commercial district; and b. The reduced setback will not adversely impact or impair the ultimate development of streets or sidewalks; and c. The reduced setback will not adversely impact street snow removal and/or storage; and d. The reduced setback will not adversely impact driving visibility or adversely obstruct the line of sight from vehicles in the roadway or driveway(s); nor adversely impact the aesthetic integrity of the commercial area; and e. The reduced setback will not result in a significant adverse impact to the natural environment; and f. The otherwise required setback would result in a fragmented and disjointed development that would disturb the functional and aesthetic integrity of the immediate adjacent established commercial area.
Yard requirements	Yard requirements as set forth above or in the specific district shall apply, but may be modified by use permit.
ENCROACHMENTS	
Feature	Permitted Encroachment

TABLE 04.020: REQUIRED YARDS – continued

II-211  
Land Use Element – 2013

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

June Lake Area Plan, Community Development Element

### Objective B

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

### Objective C

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

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

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

## LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The LDTAC considered the project on March 9, 2015, for application acceptance and recommended moving forward with the conditional use permit process.

## ENVIRONMENTAL REVIEW

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

## USE PERMIT FINDINGS

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

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
  - a) The location of the existing deck has not impacted West Steelhead Road.
  - b) Due to the flat nature of the deck, it has minimal snow shed onto West Steelhead Road.
  - c) There would be no additional impacts beyond that of a garage, which is permitted as close as 5 feet in a front-yard setback.
  - d) Exceptions to yard setbacks are subject to a use permit under Mono County General Plan Table 04.020.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
  - a) The parcel is accessed by West Steelhead and is adequate for the kind of traffic currently generated.
  - b) The continued use of the deck will not generate any additional traffic or alter existing circulation patterns.
3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
  - a) The proposed use is not expected to cause significant environmental impacts. The property has a Single-Family Residential designation appropriate for the use.
  - b) The proposed project is a conforming use, subject to Use Permit, according to the Mono County General Plan's Land Use Element. The use permit process provides the public the opportunity to comment on the proposal, and no comments have been received in opposition to the project.
  - c) The deck has been in place for the last 11 years and no additional complaints or issues have arisen.
4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*
  - a) The Single-Family Residential land use designation provides for uses such as decks.
  - b) Exceptions to yard setbacks are subject to a use permit under Mono County General Plan Table 04.020.



# MONO COUNTY

## Planning Division

### DRAFT NOTICE OF DECISION & USE PERMIT

**USE PERMIT:** UP 15-001 **APPLICANT:** Frank and Ann Paour

**ASSESSOR PARCEL NUMBER:** 016-112-013

**PROJECT TITLE:** Conditional Use Permit 15-001/Paour

**PROJECT LOCATION:** The project is located at 161 West Steelhead Road

On March 12, 2015, a duly advertised and noticed public hearing was held, and the necessary findings, pursuant to Chapter 32.010, Land Development Regulations, of the Mono County General Plan Land Use Element, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 15-001/Paour, subject to the following conditions, at the conclusion of the appeal period.

#### CONDITIONS OF APPROVAL

See attached Conditions of Approval

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

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

**DATE OF DECISION/USE PERMIT APPROVAL:** March 12, 2015  
**EFFECTIVE DATE USE PERMIT** March 22, 2015

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

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

#### MONO COUNTY PLANNING COMMISSION

**DATED:** March 12, 2015

cc: X Applicant  
X Public Works  
X Building  
X Compliance

**Conditions of Approval: Use Permit 15-001/Paour**

- 1) Any future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 2) The project shall be in substantial compliance with the site plan as shown on Figures 3 and 4 found in the staff report.
- 3) A building permit for the existing deck must be obtained within 90 days.
- 4) If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

# MONO COUNTY ROUND FIRE RECOVERY RESOURCES

<https://gis.mono.ca.gov/roundfire/#/> 866-745-9719

February 24, 2015



In response to the devastating impact of the February 6th-9th Round Fire, the following information is being provided to those who need assistance in housing, recovery, social or health services and in beginning the rebuilding process. **This information is subject to change as the Board of Supervisors works to address emerging issues and as the varying state agencies engage in the recovery effort. Please note that this information will be updated and on March 3rd at 6:00pm there will be a special meeting of the Board of Supervisors at the Crowley Community Center, 458 South Landing Road, Crowley which could change some of the information provided.** Mono County has been working with the Governor's Office of Emergency Services, Cal Fire, the California Department of Toxic Substances Control, the Lahontan Water Quality Control Board and Cal Recycle to expedite full recovery for property owners.

## A. BUILDING DIVISION – FREQUENTLY ASKED QUESTIONS AND CONTACT INFORMATION

### Contact Information:

Tom Perry, Building Official: (760) 932-5433, Bridgeport/ (760) 924-4603, Cell: (760) 937-5939

Jim Shoffner, Building Inspector: (760) 924-1822

Cedar Barager, Permit Technician: (760) 924-1805

Brent Calloway, Analyst: (760) 924-1809

Website: <http://monocounty.ca.gov/building>

Inspection request line: (760) 924-1827

### 1) Is a demolition permit required for removal of a building or portions of a building that were damaged or destroyed by a fire?

Yes - a demolition permit is required per current state code (the 2013 California Residential Code, section R105.1). This would likely be for existing foundations, as all structures affected by the fire were totally destroyed or had minor damage. These permits are an over the counter style permit.

### 2) Is a building permit required to repair damage to a structure?

Yes - a permit is required for repairs and construction per current state code (the 2013 California Residential Code, section R105.1). Since very few buildings had minor damage, these permits will be issued no later than the next business day, and will only Require a 'like-for-like' replacement of what was there. No engineering or building plans will be required.

### 3) When a home is rebuilt, must it be built in compliance with current building codes?

Yes - the buildings must be constructed according to current state building codes. The state code in effect now is the 2013 California Residential Code, which applies to one and two family dwellings and their accessory structures.

### 4) How long do I have to rebuild my permanent residence?

**There is no timeline on when you have to rebuild.** However, once issued, building permits are valid for three years, so long as progress is made on construction and regular inspections (one every six months) are being scheduled and conducted by the Mono County Building Division. Additional extensions of time beyond three years are possible with a written request to the Building Official.

- 5) **How is the County determining the amount of square footage that was on my property?**  
The Building Division will rely on two sources of information: **Existing building plans on file, and County Assessor data.** However, the County will consider the square footages from formal documents, such as insurance papers.
- 6) **Can a house be built on an existing foundation?**  
**Yes,** if Applicants who wish to use the existing foundation system have an analysis of the foundation system performed by a California licensed civil or structural engineer. This analysis needs to state the engineer has visited the site and investigated the condition of the existing building elements. It shall also state that the remaining foundation is suitable for the support of the new structure, and that all under-slab utility systems (such as drain, waste, vent, water, mechanical, electrical, etc.) are suitable for continued use.
- 7) **What documents are needed for a building permit submittal?**  
All required plans and documents required for a re-build permit are identified on our building permit application, which is available on our website at <http://monocounty.ca.gov/building>
- 8) **Once I have all permit submittal documents ready to submit for a permit, how do I submit them for the permit?**  
Submittals can be accepted and processed at both our Mammoth Lakes and Bridgeport offices. The Mammoth Lakes office is located directly above Giovanni's Restaurant at the Minaret Mall, located at 437 Old Mammoth Road, Suite P. **The Bridgeport office is located in the Courthouse Annex I building, located in the same building as the library, at 50 School Street.**
- 9) **Does Mono County keep home plans on file for existing homes?**  
**Yes** - we have digital files for existing structures. Most recent homes (i.e., from the mid-to late 1990s to the present) are on file with us, but older homes do not always have files and plans available. **Contact Brent Calloway at (760) 924-1809 or Cedar Barager at (760) 924-1805 for assistance with document requests.**

## B. PLANNING ASSISTANCE - - FREQUENTLY ASKED QUESTIONS AND CONTACT INFORMATION

### *Contact Information:*

*Courtney Weiche, associate planner: 760-924-1803*

*Gerry Le Francois, principal planner: 760-924-1810*

### REBUILDING

- 1) **Can someone live in a trailer or RV on their property while rebuilding a home that was damaged or destroyed by fire?**

**Yes** - this can be allowed through a Director Review permit process. Director Review permit applications are available on-line at <http://monocounty.ca.gov/planning/page/director-review>. Once a completed application is submitted, a permit will be issued if basic conditions can be met, such as an electrical permit is obtained for any necessary hookups and sanitation methods are approved by Environmental Health. Permits that are issued to fire victims expire 12 months from the date of issuance, but may be extended if the applicant demonstrates significant progress in the reconstruction.

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2) **Can I rebuild a garage or other accessory structure or continue an accessory use prior to rebuilding my home?**

Yes - Based on a case-by-case review conducted by the Planning and Code Compliance divisions to verify circumstances. In some instances a compliance agreement may be required to ensure that the primary use will be reestablished within a reasonable time frame.

3) **Will I be restricted to a limited building season if home reconstruction is located within the Rimrock Ranch Specific Plan Area?**

No - the Rimrock Ranch Specific Plan restricts heavy construction from October 1 to May 15, except for emergency repair work. Reconstruction of damaged or destroyed homes will be included in the emergency repair work exemption.

4) **Will my house plans for reconstruction be subject to Design Review?**

Yes - with the assistance of the Wheeler Crest Design Review Committee, the review will be expedited to minimize delays in building permit processing.

### NONCONFORMING STRUCTURES

5) **Can I rebuild a nonconforming structure (a structure that was lawfully built, but because of changes in the development standards, is no longer conforming)?**

**Rebuilding a nonconforming use may be allowed through a Use Permit or Director Review permit process.** Although it is in the homeowner's best interest to minimize the nonconformity by modifying the structure design/location to comply with current standards to the maximum extent practical, there may be instances where this is not feasible. The nature of the damaged/destroyed use will be verified and the local fire protection district and Cal Fire will be consulted. Some instances may require Cal Fire approval.

### OWNERSHIP TRANSFER (fire victims who decide to sell their property before rebuilding)

6) **Is the new owner required to meet all development standards, including setbacks?**

Yes.

7) **Is the new owner eligible for fee waiving?**

No.

## C. PUBLIC WORKS – ROADS - - FREQUENTLY ASKED QUESTIONS AND CONTACT INFORMATION

### **Contacts:**

*Jeff Walters, Public Works Director, (760) 932-5459*

*Garrett Higerd, (760) 932-5457*

*Tony Dublino, Solid Waste/Debris (760) 932-5453*

1) **Can I store materials in the county right-of-way?**



Yes - As long as the storage is temporary and does not impact the flow of traffic or other road activities. (Jeff Walters (760) 932-5459).

**2) Will I need a new encroachment permit with fee?**

**It depends upon the project.** Rebuilding structures in the county ROW that were in place prior to the burn are exempt. Inspections by county staff will still be required to ensure construction **meets county requirements**. Any additional project, within the county ROW, will require an encroachment permit application. (Jeff Walters 760 932-5459)

**3) Do I need a Grading Permit to rebuild?**

If a homeowner wishes to reconstruct structures in approximately the pre-fire footprint, with minor additional grading then a grading permit (and fee) will not be required. In this situation, the Green Building Code adequately addresses site erosion control Best Management Practices (BMPs) through the building permit process.

If a homeowner wishes to perform significantly more grading than they had pre-fire, a grading permit could be required. A questionnaire that explains the thresholds that trigger a grading permit must be filled out when applying for a building permit. (Garrett Higerd 760.932.5457)

**4) Will the road maintenance assessment portion of my tax bill be reduced?**

No. There are no provisions for Zone of Benefit reductions due to calamities. (Garrett Higerd 760.932.5457)

**D. SOLID WASTE/DEBRIS**

**CONTACT:**

**Tony Dublino, Solid Waste Superintendent, (760) 932-5453/(760)616-0613**

**1. Can I start clearing debris from my property?**

Yes - but the County is encouraging people to wait, if possible, for declaration and the resources that would come with it.

**2. What are the Best Management Practices for cleaning debris?**

3. See Boles Fire/Weed Operations Plan, Angora Fire Operations Plan, and related fact sheets for information which are on the website at: <https://gis.mono.ca.gov/roundfire/#/>

**4. Where can I take materials for disposal/recycling?**

See attached release on what is accepted at Benton Crossing Landfill.

**5. If I want to wait for CalRecycle, what should I do in the meantime?**

The primary concern is keeping the debris from becoming airborne dust. This can be accomplished by wetting the debris, covering it with tarps or plastic sheeting, containerizing it into a covered bin, or placing

it in bags. Whenever handling debris, be sure that all people utilize appropriate Personal Protective Equipment (PPE's).

## E. TEMPORARY HOUSING ASSISTANCE

### CONTACT:

*Marlo Preis, p: 760-924-1793, c: 760-616-4597*

Housing is available through individuals, businesses and foundations at no-cost to those impacted by the fire. If you or your animals need temporary or long-term housing (homes, condos, apartments, and RVs), or you need a place to set up your RV, **please call us!** We provide one-on-one assistance to help you meet your needs.

## F. ASSESSOR – PROPERTY TAX, ASSESSMENTS AND VALUATION

### Contact:

*Assessor Barry Beck, (760) 932-5510*

### 1) Can I request a property tax reduction due to fire damage:

**Yes** - In 2006, the Board of Supervisors enacted Ordinance 06-04 providing property tax relief for owners who have suffered property damage due to major disaster or individual misfortune. Property owners may apply for a reassessment under this ordinance for any damage or destruction not the fault of the property owner. The written application may be filed **within 12 months** of the misfortune or calamity. To qualify for reassessment, you must meet the eligibility requirements as prescribed on the Calamity Reassessment Form which is on the Round Fire Info website. Please complete all sections and return to our office for processing.

### 2) Once my property has been temporarily reduced, do I still need to send in the Calamity Form?

**Yes** -- The Assessor's Office needs the completed application in the property file to complete the paper trail and for our next California Board of Equalization audit.

If the Assessor's Office can be of assistance in answering your questions or completing this form, please call them at (760) 932-5510 You may also fax the information to (760) 932-5511, or email a scanned copy of this application to [assessor@mono.ca.gov](mailto:assessor@mono.ca.gov) or stop by the Bridgeport Office at: 25 Bryant Street, Annex II, Bridgeport, CA. 93517

## G. CLERK'S OFFICE – VITAL RECORDS

### Contact:

*Bob Musil: (760) 932-5538*

*Shannon Kendall: (760) 932-5530*

### 1) Who do I contact if I need copies of deeds, birth certificates, marriage certificates or death certificates ?

The County Clerk-Recorder at 760-932-5530 can assist people in getting copies of documents filed in Mono County or linking them with other sources as appropriate for documents elsewhere.

## H. INSURANCE ASSISTANCE

The process of rebuilding will require property owners to work with their insurance companies. Working with your Insurance broker will help you understand your policy and what you need to facilitate the fastest method for covering the costs of rebuilding.

The County does not have subject matter expertise staff that are insurance experts nor which can advise you on your policies' details. You should contact your trusted Insurance Agent and discuss with them. It is recommended that if you have concerns about how your insurance company is responding you contact the California Department of Insurance and the California Insurance Commissioner's Officer at:

Hotline Telephone Numbers

**Consumer Hotline: 1-800-927-4357 (HELP)** or send us an email through the following link:

<https://interactive.web.insurance.ca.gov/contactCSD/ContactUs.jsp>

California Department of Insurance/Insurance Commissioner's Office

Headquarters Offices

300 Capitol Mall, Suite 1700

Sacramento, CA 95814

<http://www.insurance.ca.gov/01-consumers/>

The following information are consumer protection guide lines produced by a nationwide non-profit, United Policy Holders, with some safety tips. United Policyholders is a non-profit organization that is a voice and an information resource for insurance consumers in all 50 states. We have helped guide disaster survivors on the road to recovery for over twenty years. Here is a checklist to help keep you on track during this stressful time:

- *Take care of your family's needs first.*
- *Housing is a priority – talk to your insurance company about the housing expense allowance.*
- *Keep a diary of who you talked to the number you called, date and time, what was said.*
- *Keep all of your paperwork organized and together.*
- *Take photos of your property before any cleanup or debris removal.*
- *Get a complete and current copy of your insurance policy.*
- *Ask for a cash advance for Additional Living Expenses (ALE).*
- *Do not rush into signing contracts and avoid making major financial decisions in the first few weeks.*
- *Check references carefully before hiring any vendor or professional.*
- *Use the free help and resources that are available at [www.uphelp.org](http://www.uphelp.org)*

#### Top Insurance Tips:

- *Be proactive in the claim process and keep good notes.*
- *Don't pad or exaggerate your claim.*
- *Give your insurance company a chance to do the right thing, but don't mistake a friendly representative for a friend.*
- *Document and support your claim with proof, details and estimates.*
- *Present clear requests in writing explaining what you need, when you need it, and why you're entitled to it.*
- *Think of your insurance claim as a business negotiation—you're dealing with a for-profit company.*
- *Try to resolve problems informally but complain in writing, go up the chain of command and/or use government agency help when necessary.*
- *Get specialized professional help when you need it.*
- *For more information or to request Roadmap to Recovery services in your community, please contact Emily Cabral at: [emily@uphelp.org](mailto:emily@uphelp.org) or (800) 286-5631*

## I. GRIEF SUPPORT / BEHAVIORAL HEALTH SERVICES

For information and help with the grieving process:

**Mono County Behavioral Health: (760) 924-1740**

For residents, first responders, and supporters:

**Inyo County Behavioral Health: (760) 873-6533**

## J. PUBLIC HEALTH - ENVIRONMENTAL HEALTH – WATER SYSTEMS, HAZARDOUS WASTE MATERIALS

### CONTACT:

*Louis Molina (760) 924-1845*

*Lynda Salcido (760) 221-4325*

*Public Health – Health concerns related to fire impacts*

For information regarding septic systems or water wells, please contact Mono County Environmental Health, Mammoth Lakes office, at (760) 924-1845.

### 1) Can someone live in a trailer on their property while they are rebuilding a home that was destroyed by fire?

**Yes** - Provided that the trailer is served by the existing septic system on site or the trailer is connected to a holding tank that is pumped regularly. All applicable MCCDD requirements must also be satisfied.

### 2) Can a homeowner whose home was destroyed in a fire reuse the existing septic system for their new home?

**Yes**, but with some qualifications. First, the components of the system must be inspected by the homeowner's contractor to assure that no damage has occurred to the system components and that it is still functional. An examination of the septic tank and accessible components can be requested of Mono County Environmental Health at no charge. The tank and applicable components must be uncovered prior to this inspection. Second, an existing undamaged septic system can be reutilized for the new home as long as the new home has the same number of bedrooms as the previous home. An addition of one or more bedrooms, or a relocation of the new structure from the previous location, will require a review by Mono County Environmental Health and a new permit and permit fees may apply.

### 3) If my home is on a private well, do I need to have the well tested?

**Testing is not required.** However, because the new home will require new plumbing, the well and plumbing should be disinfected and a water sample collected and analyzed for bacteriological quality prior to re-occupancy of the permanent building.

### 4) If my septic system or water well is damaged and I need to construct a new one, do setbacks apply for the new septic system or water well?

**Yes.** However, in some instances current setbacks may not be achievable due to certain existing site constraints. If this is the case, Mono County Environmental Health will consult with the property owner to come as close to required setbacks to the greatest extent practical.

## K. SUPPLIES AND DONATIONS

Standard portable toilets loaned at no-cost to affected property owners. Call for delivery. Portable hand washing units will be located throughout community.

**CONTACT: Preferred Septic and Disposal, Inc. (7600 873-5699 (Amanda or Norma)**

Fairgrounds, Bishop  
Patio Building donation center  
M-F, 10am-4pm

Operated by Salvation Army  
(760) 872-2124

Those affected by the fire are encouraged to take whatever they need, including clothing, household items, toiletries, pet supplies, gift cards for local stores and restaurants, etc. Donations of gift cards are still being accepted. Other donations should be held back until the specific needs of the displaced families are known.  
[www.facebook.com/SalvationArmyBishop](http://www.facebook.com/SalvationArmyBishop)

The Cast Off, Mammoth  
3059 Chateau Road  
Mon, Tues, Thurs, Sat 11am-3pm  
No cost goods and supplies for those affected by fire

(760) 934-4303

Second Chance Thrift Shop, Mammoth  
126 Old Mammoth Road  
Wed-Sun 10am-6pm  
<http://disabledsportseasternsierra.org>

(760) 924-2474

(760) 914-1916

Those impacted by fire are encouraged to take what they need

June Lake Loop Women's Club Thrift Store  
First floor of the June Lake Community Building, next to the Public Library  
Wed & Sat 12:30-4pm  
Goods and supplies for those affected by the fire

(661) 400-0922 Patti Heinrich

Salvation Army, Mammoth  
Mon & Wed 2-4pm  
220 Sierra Manor Rd  
Food Pantry; Donations of food accepted

(760) 872-2124

St. Timothy's Attic Thrift Store, Bishop  
140 Whitney Alley  
Mon 12-4pm; Tues-Fri, 10am-4pm; Sat 11am - 2pm  
All fire victims who can provide id may take anything they need from the store, free of charge.

(760) 873-8974



**Board of Forestry and Fire Protection**

**ADDITIONAL 15-DAY NOTICE OF PROPOSED RULEMAKING**

**“SRA Fire Safe Regulations, 2014”**

**Title 14 of the California Code of Regulations (14 CCR)  
Division 1.5, Chapter 7, Subchapter 2, Articles 2-5**

[Notice Published February 03, 2015]

**MODIFICATIONS TO TEXT OF PROPOSED REGULATION, SUPPLEMENTAL  
STATEMENT OF REASONS AND PUBLIC HEARING DATE**

**PUBLIC HEARING DATE**

Pursuant to the requirements of Government Code § 11346.8(c), and Title 1 of the California Code of Regulations § 44, the State Board of Forestry and Fire Protection (Board) is providing notice of modifications, made to portions of the “SRA Fire Safe Regulations, 2014” proposed action, by the Board following the regulatory hearings conducted on August 27, 2014 and October 1, 2014. These modifications are substantially related to the 45-day Noticed rule text, published on July 4, 2014. **The Board will conduct a public hearing to consider adoption of the proposed rule text modifications at their regularly scheduled meeting on Wednesday, March 4, 2015. The meeting will begin at 8:00am in the first floor auditorium of the Resources Building located at 1416 9<sup>th</sup> Street, Sacramento, California.**

**MODIFICATIONS TO TEXT OF PROPOSED REGULATION**

The Board is providing notice of proposed modifications to the 45-day Notice rule text published July 4, 2014. Deletions to the rule text, associated with the first 15-Day Notice, are in double strikethrough and additions are in double underline. Deletions to the rule text, associated with the additional 15-Day Notice, are in lower-case, 8 point font, and additions are in bold. See the second to the last page of this Notice for a key to text modifications. The explanation of the proposed modifications, associated with the additional 15-Day Notice, are discussed below. However, the explanation of the proposed modifications, associated with the first 15-Day Notice, are not provided below given that they were provided in the first 15-Day Notice.

### **Modifications to §1273.01 Road Width**

Driving surface was removed because it is not a defined term in 14 CCR § 1271.00 and traffic lanes was added because it is a defined term in 14 CCR § 1271.00. Also should be replaced with shall for clarity and to reflect the intent of the proposed action.

All roads shall be constructed to provide ~~a minimum of two nine-foot traffic lanes providing two-way traffic flow~~ a minimum *driving surface* of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes *should* shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

### **Modifications to §1273.02 Roadway Surface**

This modification uses the more widely utilized term “aggregate base,” and to clarify that engineering specifications may be required by the local authority having jurisdiction.

and provide an *all-weather* aggregate *road* base. Project proponent shall provide engineering specifications to support design, if requested **by the local authority having jurisdiction.**

### **Modifications to §1273.05 Roadway Turnarounds**

This section was amended to provide clarity in the required dimensions for roadway turnarounds by inclusion of a figure.

Turnarounds are required on driveways and dead-end roads *as specified in this article.* The minimum turning radius for a turnaround shall be **forty (40) feet** *from the center line of the road, not including parking, in accordance with the following figure.* *and the encroachment of the driving surface, from the roadway into and out of the terminus bulb shall not be less than 38'. The driving surface shall be evenly tapered on both sides of the driving surface from the encroachment, 15' back along the roadway. The radius of the taper shall not exceed 40'. If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.*

### **Modifications to §1273.07 Roadway Structures**

Language was added to clarify requirements and approvals for signage are from the local authority having jurisdiction.

Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required **by the local authority having jurisdiction.** Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved barriers, approved* **or** signs, or both, **as approved by the local authority having jurisdiction,** shall be installed and maintained. A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

### Modifications to §1273.10 Driveways

The language in this section was modified to more closely match the language in 14 CCR § 1273.01, including driving surface was removed because it is not a defined term in 14 CCR § 1271.00 and traffic lane was added because it is a defined term in 14 CCR § 1271.00. Finally, the clearance requirement was moved to 14 CCR § 1276.04.

(a) All driveways shall **be constructed to** provide a minimum *driving surface* ~~of a~~ **one (1) ten (10) foot** traffic lane. *width of 14 feet unobstructed horizontal clearance and vertical clearance of 15 feet.* ~~10 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length.~~

### Modifications to §1273.11 Gate Entrances

Changes to this section indicate that security gate approvals, and approved means of emergency gate operation, are from the local authority having jurisdiction. In addition unobstructed was added to qualify vertical clearance for the purpose of clarity.

(a) Gate entrances shall be at least two **(2)** feet wider than the width of the traffic lane(s) serving that gate and a minimum width of **fourteen (14)** feet unobstructed horizontal clearance and **unobstructed** vertical clearance of **fifteen (15)** feet.

(c) Security gates shall not be installed without approval **and w**where security gates are installed, they shall have an approved means of emergency operation. **Approval shall be by the local authority having jurisdiction.** The security gates and the emergency operation shall be maintained operational at all times.

### Modifications to §1274.01 Size of Letters, Numbers and Symbols for Street and Roads Signs

Modifications to this section simplify the requirements for letters, numbers, and symbols for street and road signs from the previously noticed changes. This change goes back to the original language in the standard but changes the size and stroke of the letters, numbers, and symbols to the previously proposed 4 inches and .5 inches, respectively.

Size of letters, numbers and symbols for street and road signs shall be a minimum ~~3~~**4** inch letter height, ~~.5~~**5**<sup>3</sup>/<sub>8</sub> inch stroke, reflectorized, contrasting with the background color of the sign.

*Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.*

## **Modifications to §1274.09 Size of Letters, Numbers and Symbols for Addresses**

Modifications to this section simplify the requirements for letters, numbers, and symbols for addresses from the previously noticed changes. This change goes back to the original language in the standard, but changes the size and stroke of the letters, numbers, and symbols to the previously proposed 4 inches and .5 inches, respectively. This section has also been modified to remove references to “building” and “structure” to provide clarity. Finally, clarifying language was provided to capture the Board’s intent and the language “Arabic numbers or alphabetical letters” was added per OAL’s suggestion.

Size of letters, numbers and symbols for addresses shall be a minimum ~~3~~<sup>4</sup> inch letter height, ~~.5~~<sup>5</sup>-<sup>3</sup>/<sub>8</sub> inch stroke, reflectorized, contrasting with the background color of the sign.

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is **Address identification shall be** plainly legible and visible from the street or road fronting the property. *These numbers shall contrast with their background.* **Addresses numbers** shall be Arabic numbers or alphabetical letters. *Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).* Where access is by means of a private road and the **address identification** building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the **address**~~structure~~.

## **Modifications to §1275.01 Application**

This section is amended to clarify that parcel approval and alternative methods of fire protection approval are under the authority of the local jurisdiction having authority.

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by a **the** local jurisdiction **having authority**. When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction ~~except when~~ *approved* alternative methods of protection are provided **and approved by the local authority having jurisdiction**.

## **Modifications to §1275.10 General Standards**

This section is modified to clarify that freeze protection may be required by the local jurisdiction having authority. Also, the “s” was dropped from meet or exceed for the purpose of clarity.

Water systems that comply with the below standard or standards ~~meets~~ or ~~exceeds~~ the

Where freeze protection is required by local jurisdictions **having authority**, such protection measures shall be provided.

### **Modifications to §1276.03 Greenbelts**

This section is modified to clarify the role of CAL FIRE Unit Fire Management Plans and/or Contract County Fire Plans in the selection of community greenbelts.

The locations shall be approved by the *inspection* **local authority having jurisdiction**. *Selected locations should* **and may** be consistent with the **CAL FIRE Unit Fire Management Plan or Contract County Fire Plan**.

### **Modifications to §1276.04 Driveways**

This section is modified to clarify the vegetation clearance and fuel reduction requirements provided in the 45-Day rule text. Additionally, a figure has been introduced and the title of the section has been changed for clarity.

#### **1276.04 Clearance/Treatment**. *Driveways*

**Driveways shall have a minimum width of seven (7) feet unobstructed horizontal clearance from the centerline of the road, for a total of fourteen (14) feet, and unobstructed vertical clearance of fifteen (15) feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional eight (8) feet or to the property line, whichever comes first, along each side of the driveway shall be established in accordance with the following figure. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR § 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds associated with driveways.**

*Driveways shall have minimum of ten feet horizontal fuel reduction, which includes the required clearance in 1273.10, from the traveled surface on both sides of the driveway fuel reduction zone, from the point at which the driveway meets the road to the defensible space of the structure, to support civilian evacuation and fire equipment access. The fuel reduction is such that it reflects CCR title 14, 1299 Defensible Space Zone Two. These shall include turnouts and turnarounds.*

In addition several instances of the following changes without regulatory effect were made to the rule text:

- Adding the number specified in narrative in parentheses, after the narrative or where a number is provided symbolically, providing the narrative version.



## **PUBLIC COMMENTS**

At the hearing, any person may present statements or arguments, orally or in writing relevant to the proposed modifications described in this additional 15-Day Notice. The Board requests, but does not require, that persons who make oral comments at the hearing also submit a summary of their statements. Additionally, pursuant to Government Code § 11125.1, any information presented to the Board during the open hearing in connection with a matter subject to discussion or consideration becomes part of the public record. Such information shall be retained by the Board and shall be made available upon request.

## **WRITTEN COMMENT PERIOD**

Any person, or authorized representative, may submit written comments relevant to the proposed regulatory action to the Board. **The written comment period ends at 5:00 P.M., February 18, 2015.** The Board will consider only written comments received at the Office of the Board of Forestry and Fire Protection by that time (in addition to those comments received at the public hearing). The Board requests, but does not require, that persons who submit written comments to the Board reference the title of the rulemaking proposal in their comments to facilitate review.

Written comments may be submitted by U.S. mail to the following address:

Board of Forestry and Fire Protection  
Attn: Thambi Borrás  
Regulations Coordinator  
P.O. Box 944246  
Sacramento, CA 94244-2460

Written comments can also be hand delivered or sent by courier to the contact person listed in this notice at the following address:

Board of Forestry and Fire Protection  
Attn: Thambi Borrás  
Room 1506-14  
1416 9<sup>th</sup> Street  
Sacramento, CA 95814

Written comments may also be sent to the Board via facsimile at the following phone number:

(916) 653-0989

Written comments may also be delivered via e-mail at the following address:

[public.comments@bof.ca.gov](mailto:public.comments@bof.ca.gov)

## **CONTACT PERSON**

Requests for copies of the proposed text of the regulations, the *Supplemental Statement of Reasons*, modified text of the regulations and any questions regarding the substance of the proposed action may be directed to:

State Board of Forestry and Fire Protection  
Attn: Thembi Borrás  
P.O. Box 944246  
Sacramento, CA 94244-2460  
(916) 653-9633

The designated backup person in the event Ms. Borrás is not available is Mr. George Gentry, Executive Officer of the Board of Forestry and Fire Protection. Mr. Gentry may be contacted at the above address or by phone at (916) 653-8007.

## **AVAILABILITY OF STATEMENT OF REASONS AND TEXT OF PROPOSED REGULATIONS**

The Board has prepared a Supplemental Statement of Reasons for the “SRA Fire Safe Regulations, 2014” rulemaking proposal. This document provides additional explanation of the necessity for the Board’s adoption of the proposed action. This Supplemental Statement of Reasons, Final Statement of Reasons and the Initial Statement of Reasons are available from the contact person on request. If the rule text modifications discussed in this Notice are adopted by the Board as proposed on March 4, 2015, a Supplemental Final Statement of Reasons will be prepared to reflect the comments and responses received during the written comment period and public hearing. The Supplemental Final Statement of Reasons, when prepared, will be available from the contact person(s) named in this notice.

A copy of the express terms of the original proposed action using UNDERLINE to indicate an addition to the California Code of Regulations and ~~STRIKETHROUGH~~ to indicate a deletion is also available from the contact person named in this notice.

The Board will have the entire rulemaking file, including all information considered as a basis for this proposed regulation, available for public inspection and copying throughout the rulemaking process at the following address:

California Department of Forestry and Fire Protection  
Resources Building  
Room 1506-14  
1416 9<sup>th</sup> St.  
Sacramento, CA 94244  
Attention: Thembi Borrás  
Tel: (916) 653-9633

All of the above referenced information is also available on the Board website at:

[http://bofdata.fire.ca.gov/regulations/proposed\\_rule\\_packages/](http://bofdata.fire.ca.gov/regulations/proposed_rule_packages/)

**ADDITIONAL 15-DAY NOTICE RULE TEXT MODIFICATIONS**

Proposed modifications to the 45-day Noticed rule text, published on July 4, 2014 are identified in this Additional 15-Day Notice of Rulemaking rule text as follows:

Existing CCR Text ----- No underline or strikethrough

45-day Notice rule text ----- single underline

Deletions of rule text proposed in the first 15-Day Notice ----- ~~double strikethrough~~

Additions to rule text proposed in the first 15-Day Notice ----- double underline

Deletions of rule text proposed in the second 15-Day Notice ----- 8-point Arial font

Additions of rule text proposed in the second 15-Day Notice ----- **bold 12-point Arial font**

### **AVAILABILITY OF CHANGED OR MODIFIED TEXT**

After holding the hearing and considering all timely and relevant comments received, the Board may adopt the proposed regulations substantially as described in this notice. If the Board again makes modifications which are sufficiently related to the originally proposed text, it will again make the modified text—with the changes clearly indicated—available to the public for at least 15 days before the Board adopts the regulations as revised.

Notice of the comment period and the full text as modified, will be sent to any person who:

- a) testified at the hearings,
- b) submitted comments during the public comment period, including written and oral comments received at the public hearing, or
- c) requested notification of the availability of such changes from the Board.

Requests for copies of the modified text of the regulations may be directed to the contact person listed in this notice. The Board will accept written comments on the modified regulations for no less than 15 days from the date on which they are made publicly available.

1 **SRA FIRE SAFE REGULATIONS, 2014**

2 **14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 2-5. SRA Fire Safe**  
3 **Regulations**

4  
5 **Article 2. Emergency Access and Egress.**

6  
7 **1273.01. Road Width**

8 All roads shall be constructed to provide a ~~minimum of two nine-foot traffic lanes providing two-~~  
9 ~~way traffic flow~~ a minimum driving surface of two ten (10) foot traffic lanes, not including shoulder  
10 and striping. These traffic lanes should shall provide for two-way traffic flow to support  
11 emergency vehicle and civilian egress, unless other standards are provided in this article, or  
12 additional requirements are mandated by local jurisdictions or local subdivision requirements.

13 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
14 4290 and 4291, Public Resources Code.

15  
16 **1273.02. Roadway Surface**

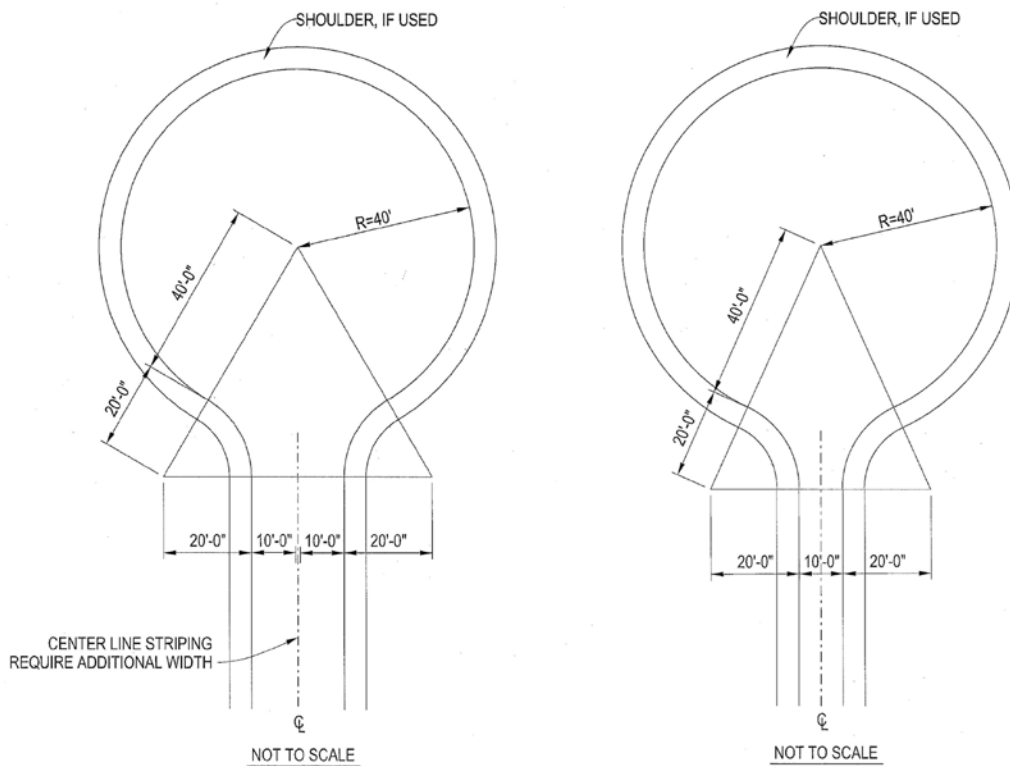
17 ~~The surface shall provide unobstructed access to conventional drive vehicles, including sedans~~  
18 ~~and fire engines. Surfaces should be established in conformance with local ordinances, and be~~  
19 ~~capable of supporting a 40,000 pound load. Roadways shall be designed and maintained to~~  
20 support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an all-  
21 weather aggregate road base. Project proponent shall provide engineering specifications to support  
22 design, if requested by the local authority having jurisdiction.

23 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
24 4290 and 4291, Public Resources Code.

1 **1273.05. Roadway Turnarounds**

2 Turnarounds are required on driveways and dead-end roads *as specified in this article*. The minimum  
3 turning radius for a turnaround shall be **forty (40) feet** from the center line of the road, not including  
4 parking, in accordance with the following figure. and the encroachment of the driving surface, from the  
5 roadway into and out of the terminus bulb shall not be less than 38'. The driving surface shall be evenly tapered on both sides of the  
6 driving surface from the encroachment, 15' back along the roadway. The radius of the taper shall not exceed 40'. If a  
7 hammerhead/T is used instead, the top of the "T" shall be a minimum of **sixty (60) feet** in  
8 length.

9 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
10 4290 and 4291, Public Resources Code.



24 **FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES**



1 **1273.06. Roadway Turnouts**

2 Turnouts shall be a minimum of ~~40~~ **twelve (12)** feet wide and **thirty (30)** feet long with a  
3 minimum 25 foot taper on each end.

4 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
5 4290 and 4291, Public Resources Code.

6  
7 **1273.07. Roadway Structures**

8 (a) All driveway, road, street, and private lane roadway structures shall be constructed to carry  
9 at least the maximum load and provide the minimum vertical clearance as required by Vehicle  
10 Code Sections 35250, 35550, and 35750 ~~and 35250~~.

11 (b) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-  
12 way road or single lane conditions, shall reflect the capability of each bridge.

13 (c) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge  
14 shall be constructed and maintained in accordance with the American Association of State and  
15 Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition,  
16 published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and  
17 elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire  
18 apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the  
19 **local authority having jurisdiction.** Where elevated surfaces designed for emergency vehicle  
20 use are adjacent to surfaces which are not designed for such use, approved barriers, approved or  
21 signs, or both, as approved by the local authority having jurisdiction, shall be installed and  
22 maintained. A bridge with only one traffic lane may be authorized by the local jurisdiction;  
23 however, it shall provide for unobstructed visibility from one end to the other and turnouts at  
24 both ends.

1 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
2 4290 and 4291, Public Resources Code.

3  
4 **1273.08. One-Way Roads**

5 All one-way roads shall be constructed to provide a minimum, not including shoulders, of one  
6 ~~40~~12-foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall  
7 connect to a two-lane roadway at both ends, and shall provide access to an area currently  
8 zoned for no more than **ten (10)** dwelling units. In no case shall it exceed 2,640 feet in length. A  
9 turnout shall be placed and constructed at approximately the midpoint of each one-way road.

10 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
11 4290 and 4291, Public Resources Code.

12  
13 **1273.10. Driveways**

14 **(a)** All driveways shall **be constructed to** provide a minimum *driving surface* of a one (1) ten (10)  
15 foot traffic lane. *width of 14 feet unobstructed horizontal clearance and vertical clearance of 15 feet.* ~~40-foot traffic lane~~  
16 ~~and unobstructed vertical clearance of 15 feet along its entire length.~~

17 **(ab)** Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a  
18 turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall  
19 be provided no more than 400 feet apart.

20 **(bc)** A turnaround shall be provided to all building sites on driveways over 300 feet in length, and  
21 shall be within **fifty (50)** feet of the building.

22 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
23 4290 and 4291, Public Resources Code.

1 **1273.11. Gate Entrance**

2 (a) Gate entrances shall be at least two **(2)** feet wider than the width of the traffic lane(s) serving  
3 that gate and a minimum width of **fourteen (14)** feet unobstructed horizontal clearance and  
4 **unobstructed** vertical clearance of **fifteen (15)** feet.

5 (b) All gates providing access from a road to a driveway shall be located at least **thirty (30)** feet  
6 from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that  
7 road.

8 (c) Security gates shall not be installed without approval and where security gates are  
9 installed, they shall have an approved means of emergency operation. **Approval shall be by**  
10 **the local authority having jurisdiction.** The security gates and the emergency operation shall  
11 be maintained operational at all times.

12 (d) Where a one-way road with a single traffic lane provides access to a gated entrance, a **forty**  
13 **(40)** foot turning radius shall be used.

14 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
15 4290 and 4291, Public Resources Code.

16  
17 **1274.01. Size of Letters, Numbers and Symbols for Street and Roads Signs**

18 Size of letters, numbers, and symbols for street and road signs shall be a minimum ~~3~~<sup>4</sup> inch letter  
19 height, ~~.5~~<sup>5</sup><sub>3</sub>/<sub>8</sub> inch stroke, reflectorized, contrasting with the background color of the sign.

20 *Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by*  
21 *means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be*  
22 *used to identify the structure.*

23 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
24 4290 and 4291, Public Resources Code.

1 **1274.09. Size of Letters, Numbers and Symbols for Addresses**

2 Size of letters, numbers and symbols for addresses shall be a minimum ~~3~~<sup>4</sup> inch letter height, <sup>.5</sup>  
3 <sup>3/8</sup> inch stroke, reflectorized, contrasting with the background color of the sign.

4 New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a  
5 position that is **Address identification shall be plainly legible and visible from the street or road**

6 **fronting the property.** *These numbers shall contrast with their background.* **Addresses numbers shall be Arabic**  
7 **numbers or alphabetical letters.** *Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width*

8 *of 0.5 inch (12.7 mm).* **Where access is by means of a private road and the address identification**  
9 **building cannot be viewed from the public way, a monument, pole or other sign or means shall be**

10 **used to identify the address structure.**

11 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
12 4290 and 4291, Public Resources Code.

13  
14 **1275.00. Intent**

15 Emergency water for wildfire protection shall be available, ~~and accessible,~~ and maintained in  
16 quantities and locations specified in the statute and these regulations, in order to attack a  
17 wildfire or defend property from a wildfire. ~~Such emergency water may be provided in a fire~~  
18 ~~agency mobile water tender, or naturally occurring or man-made containment structure, as long~~  
19 ~~as the specified quantity is immediately available.~~

20 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
21 4290 and 4291, Public Resources Code.

1 **1275.01. Application**

2 The provisions of this article shall apply in the tentative and parcel map process when new  
3 parcels are approved by a **the** local jurisdiction **having authority**. ~~The emergency water system~~  
4 ~~shall be available on-site prior to the completion of road construction, where a community water~~  
5 ~~system is approved, or prior to the completion of building construction, where an individual~~  
6 ~~system is approved.~~ When a water supply for structure defense is required to be installed, such  
7 protection shall be installed and made serviceable prior to and during the time of construction  
8 except when *approved* alternative methods of protection are provided and approved by the local  
9 **authority having jurisdiction.**

10 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
11 4290 and 4291, Public Resources Code.

1 **1275.10. General Standards**

2 Water systems that comply with the below standard or standards meets or exceeds the  
3 ~~standards specified in Public Utilities Commission of California (PUC) revised General Order~~  
4 ~~#103, Adopted June 12, 1956 (Corrected September 7, 1983, Decision 83-09-001), Section VIII~~  
5 ~~Fire Protection Standards and other applicable sections relating to fire protection water delivery~~  
6 ~~systems, static water systems equaling or exceeding the National Fire Protection Association~~  
7 ~~(NFPA) intent of these regulations. Water systems equaling or exceeding the National Fire~~  
8 ~~Protection Association (NFPA) Standard 1231, "Standard on Water Supplies for Suburban and~~  
9 ~~Rural Fire Fighting", 1989 Edition, or mobile water systems that meet the Insurance Services~~  
10 ~~Office (ISO) Rural Class 8, 2nd Edition 3-80, 1142. "Standard on Water Supplies for Suburban~~  
11 ~~and Rural Fire Fighting," 2012 Edition, hereby incorporated by reference, and California Fire~~  
12 ~~Code 2010, California Code of Regulations Title 24, Part 9, Fire Flow requirements standard~~  
13 ~~shall be accepted as meeting the requirements of this article. These documents are available at~~  
14 ~~GDF Ranger Unit Headquarters. Such emergency water may be provided in a fire agency~~  
15 ~~mobile water tender, or naturally occurring or man made containment structure, as long as the~~  
16 ~~specified quantity is immediately available.~~ Nothing in this article prohibits the combined storage  
17 of emergency wildfire and structural firefighting water supplies unless so prohibited by local  
18 ordinance or specified by the local fire agency. Where freeze protection is required by local  
19 jurisdictions **having authority**, such protection measures shall be provided.

20 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
21 4290 and 4291, Public Resources Code.



1 **1275.15. Hydrant/Fire Valve**

2 (a) The hydrant or fire valve shall be **eighteen (18)** inches above grade, **eight (8)** feet from  
3 flammable vegetation, no closer than **four (4)** feet nor farther than **twelve (12)** feet from a  
4 roadway, and in a location where fire apparatus using it will not block the roadway.

5 The hydrant serving any building shall:

6 (1) be not less than **fifty (50)** feet nor more than 1/2 mile by road from the building it is to  
7 serve, and

8 (2) be located at a turnout or turnaround, along the driveway to that building or along the  
9 road that intersects with that driveway.

10 (b) The hydrant head shall be ~~brass~~ with 2 1/2 inch National Hose male thread with cap for  
11 pressure and gravity flow systems and 4 1/2 inch draft systems. Such hydrants shall be wet or  
12 dry barrel as required by the delivery system. They shall have suitable crash protection as  
13 required by the local jurisdiction.

14 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
15 4290 and 4291, Public Resources Code.

16  
17 **1276.00 Intent**

18 To reduce the intensity of a wildfire by reducing the volume and density of flammable  
19 vegetation, the strategic siting of fuel modification and greenbelt shall provide

20 (1) increased safety for emergency fire equipment and evacuating civilians by its utilization  
21 around structures and roads, including driveways; and

22 (2) a point of attack or defense from a wildfire.

23 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
24 4290 and 4291, Public Resources Code.

1 **1276.03 Greenbelts**

2 Subdivision and other developments, which propose greenbelts as a part of the development  
3 plan, shall locate said greenbelts strategically, as a separation between wildland fuels and  
4 structures. The locations shall be approved by the *inspection* **local authority having jurisdiction.**  
5 *Selected locations should* **and may be consistent with the CAL FIRE Unit Fire Management Plan or**  
6 **Contract County Fire Plan.**

7 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
8 4290 and 4291, Public Resources Code.

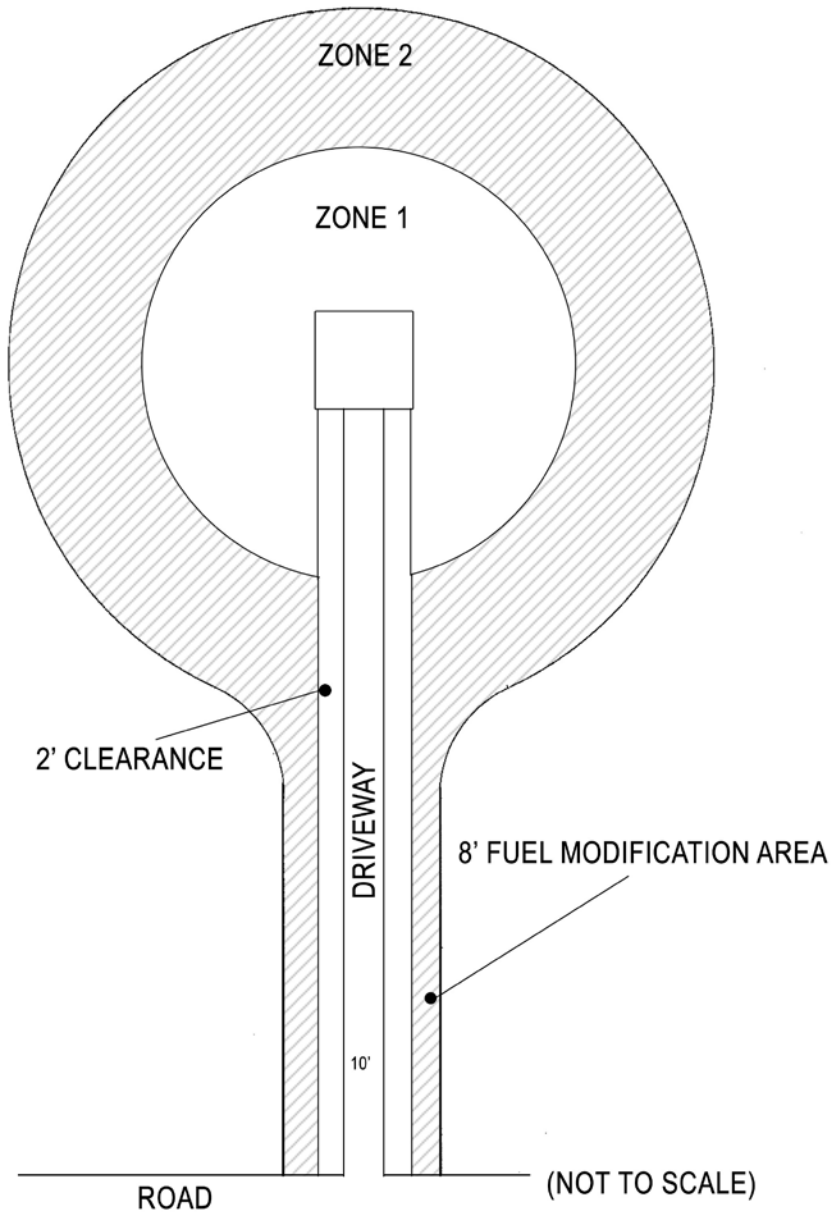
9  
10 **1276.04 Clearance/Treatment.** *Driveways*

11 **Driveways shall have a minimum width of seven (7) feet unobstructed horizontal**  
12 **clearance from the centerline of the road, for a total of fourteen (14) feet, and**  
13 **unobstructed vertical clearance of fifteen (15) feet. In addition to the unobstructed**  
14 **horizontal clearance, a driveway fuel modification area of an additional eight (8) feet or to**  
15 **the property line, whichever comes first, along each side of the driveway shall be**  
16 **established in accordance with the following figure. The driveway fuel modification area**  
17 **is required from the point at which the driveway intersects the road to the driveway's**  
18 **intersection with the defensible space of the structure. Treatment in the driveway fuel**  
19 **modification area shall be implemented in accordance with the requirements for Zone 2**  
20 **pursuant to 14 CCR § 1299.03. The driveway fuel modification area shall also apply to**  
21 **turnouts and turnarounds associated with driveways.**

22 *Driveways shall have minimum of ten feet horizontal fuel reduction, which includes the required clearance in 1273.10, from the*  
23 *traveled surface on both sides of the driveway fuel reduction zone, from the point at which the driveway meets the road to the*  
24 *defensible space of the structure, to support civilian evacuation and fire equipment access. The fuel reduction is such that it reflects*  
25 *CCR title 14, 1299 Defensible Space Zone Two. These shall include turnouts and turnarounds.*

1 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections  
2 4290 and 4291, Public Resources Code.

3  
4  
5 FIGURE FOR 14 CCR § 1276.04. CLEARANCE/TREATMENT EXAMPLE



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**Board of Forestry and Fire Protection**

**SUPPLEMENTAL STATEMENT OF REASONS**

**“SRA Fire Safe Regulations, 2014”**

**Title 14 of the California Code of Regulations (14 CCR)  
Division 1.5, Chapter 7, Subchapter 2, Articles 2-5**

The Board of Forestry and Fire Protection (Board) intends this Supplemental Statement of Reasons to provide additional information regarding the clarity and necessity (problem, purpose and rationale) of the sections (for which this information was not originally provided) in the “SRA Fire Safe Regulations, 2014” rule package currently in the regular rulemaking process.

**§1273.02 Roadway Surface** is amended to provide flexibility to communities designing road surfaces. It was amended to meet the needs associated with heavier fire apparatus that travel in the areas in which this regulation applies. This section requires a roadway designed and maintained to support fire apparatus weighing at least 75,000 pounds and provide an aggregate base. This requirement is in line with the California Vehicle Code, which will reduce confusion and improve compliance by the public.

**§1273.07 Roadway Structures** is amended to provide the requirements for bridge(s) or an elevated surface on roads used by fire apparatus. These amendments are provided in order to ensure these structures are constructed to meet the needs of the size and weight of modern fire apparatus and to ensure that the capabilities of these structures (one lane, weight limits, vertical clearance limits, etc) are clearly communicated to drivers to avoid accidents. These standards are amended to be in line with commonly known and used standards from the American Association of State Highway and Transportation Officials (AASHTO) in order to establish consistency across jurisdictions and improve compliance. AASHTO HB-17 is also incorporated into the California Fire Code, Section 503 Fire Apparatus Access Roads, and it is incorporated here to avoid confusion and improve compliance by the public.

**§1273.08 One Way Roads** is amended to provide clarity regarding the standards for one way roads. Field reports indicate that there was confusion in interpreting and implementing this standard as it existed previously. One way roads were being designed that provided for a 10 foot lane *including* shoulders, whereas the regulation intended to provide for a 10 foot lane *excluding* shoulders. The language of this regulation has been changed to clarify that shoulders are excluded from the width measurement of the traffic lane, and to increase the size of the traffic lane from 10 to 12 feet to meets the needs of modern fire apparatus. This will allow fire equipment and civilian vehicles to pass through one way roads safely.

### **§1273.10 Driveways**

Pursuant to PRC § 4290(a)(1), the Board is obligated to develop road standards for fire equipment access. This section has been amended to require horizontal clearance, in addition to the vertical clearance previously required, and to provide clarity to the existing rule. Clearance is essential for fire equipment access and means both vegetation and other obstructions.

**§1273.11 Gate Entrance** is amended to provide width, clearance, distance, and emergency operation standards for gated entrances. Horizontal and vertical clearance requirements were added to the standard so that as a vehicle passes through a public roadway, a gated area, and then a private driveway, there is consistent vegetation clearance that would allow for safe passage of fire equipment apparatus. Minimum requirements for security gates were added to ensure that the security gates had a means of emergency operation approved by the local authority having jurisdiction; however, the requirement allows local jurisdictions to set individual requirements for approved means of emergency operations.

**§1274.01 Size of Letters, Numbers and Symbols for Street and Roads Signs** is amended to conform with the requirements in the California Fire Code, Section 505 Premise Identification. The size of letters, numbers, and symbols has been changed from a minimum 3 inch height and 3/8 inch stroke to a minimum 4 inch height and .5 inch stroke. By aligning these two standards, this regulation ensures that the letters, numbers, and symbols on street and road signs are visible and legible to emergency responders and others.

**§1274.09 Size of Letters, Numbers and Symbols for Addresses** is amended to conform with the requirements in the California Fire Code, Section 505 Premise Identification. The size of letters, numbers, and symbols has been changed from a minimum 3 inch height and 3/8 inch stroke to a minimum 4 inch height and .5 inch stroke. This rule also requires the address be posted on a monument, pole, or other sign if it cannot be viewed from a public way. Aligning these two standards will reduce confusion during implementation and ensure that letters, numbers, and symbols on addresses are visible and legible to emergency responders and others.

**§1275.00 Intent** is amended to move the second sentence of the existing regulation to a more appropriate section. It was also amended to require the maintenance of water in specified quantities and locations, in addition to the water's availability and accessibility, in order to clarify the original intent of the regulation. This addition is necessitated by misinterpretations while implementing this standard. The regulation was intended to provide for emergency water available and ready to use during the life of a project, and not just the construction and inspection phases, and adding "and maintained" to this regulation clarifies that intention.



**§1275.01 Application** is amended to clarify when the standards for emergency water supply must be met during the development process. The original standard was confusing and resulted in mixed levels of compliance by the public. The new standard specifies that this standard applies when new parcels are approved in the tentative and parcel map process by the local jurisdiction having authority, and that water supply must be available and made serviceable prior to and during construction except when alternatives are approved by the local jurisdiction. The existing standard was unclear regarding those issues and this new regulation text clarifies that information.

**§1275.10 General Standards** is amended to clarify the water supply requirements, provide flexibility to local jurisdictions, and is the new location of the sentence struck from 14 CCR §1275.00 “Intent” regarding how emergency water may be provided. This section incorporates the National Fire Protection 1142 “Standard on Water Supplies for Suburban and Rural Fire Fighting,” 2012 edition, and the California Fire Code Section 507 Fire Protection Water Supplies because they are known and common standards available for review online, for free, that will improve compliance and assist the public in understanding the requirements of the regulation. This section was amended to modernize the water supply requirements and provide flexible alternatives to project proponents.

**§1276.00 Intent** is amended to better address the need for regulations that implement the Public Resources Code 4290 requirement that the Board adopt regulations creating “road standards for fire equipment access.” Pursuant to PRC § 4290(a)(1), the Board is obligated to develop road standards for fire equipment access. This section has been amended to specifically include structures and roads (including driveways) because reducing the volume and density of flammable vegetation around structures and roads (including driveways) enables fire equipment safe passage from public roadways to driveways to structure, which ultimately facilitates structure defense and protection of life. Clearance is used to mean both vegetation and other obstructions. The amendments to this Intent section are an attempt to make that clearer.

**§1276.03 Greenbelts** is amended to ensure that land use decisions, such as greenbelts, are consistent with additional fire protection and land use plans in a community. The cited documents, CAL FIRE Unit Management Plans and Contract County Fire Plans, are plans updated regularly to consider aspects of fire protection planning such as the siting of greenbelts in a community. The change to this regulation is to ensure that those pre-plans are referenced during subdivision planning and development.

**§1276.04 Clearance/Treatment.** is adopted to ensure the safety of those traveling between the public roadway and any structures. Horizontal fuel reduction standards exist for roadways, roadway structures, and buildings, and requiring similar fuel reduction to a degree equivalent to that around buildings continues to support the goal of safe ingress and egress in areas of high fire risk. This standard creates a safe route for modern fire apparatus to travel from the public roadway through a private driveway to reach a home that they may be able to defend during a wildfire. The rule also allows civilian vehicles to evacuate safely simultaneously.

**INCORPORATION BY REFERENCE (pursuant to 1 CCR § 20(c)(1))**

The two documents that are incorporated by reference (see below) in these regulations (specifically referenced in 14 CCR §§ 1273.07 and 1275.10) were selected, among all the other standards out there, because of their common use and common recognition of them.

American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17)

National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2012 Edition

**DEVELOPMENT STANDARDS**

**CHAPTER 22 – FIRE SAFE REGULATION**

**Sections:**

<b>22.010</b>	<b>Purpose.</b>
<b>22.020</b>	<b>Intent.</b>
<b>22.030</b>	<b>Scope.</b>
<b>22.040</b>	<b>Provisions for Application of these Regulations.</b>
<b>22.050</b>	<b>Inspection Authority.</b>
<b>22.060</b>	<b>Inspections.</b>
<b>22.070</b>	<b>Exceptions to Standards.</b>
<b>22.080</b>	<b>Requests for Exceptions.</b>
<b>22.090</b>	<b>Appeals.</b>
<b>22.091</b>	<b>Definitions.</b>
<b>22.092</b>	<b>Distance Measurements.</b>
<b>22.100</b>	<b>Maintenance of Defensible Space Measures.</b>
<b>22.110</b>	<b>Emergency Access/Road Descriptions.</b>
<b>22.120</b>	<b>Signing &amp; Building Numbering.</b>
<b>22.130</b>	<b>Emergency Water Standards.</b>
<b>22.140</b>	<b>Roof Covering Standards.</b>
<b>22.150</b>	<b>Defensible Space and Fire Hazard Reduction.</b>

**22.010 Purpose.**

Mono County is rural in nature, primarily consisting of mountainous and high-desert terrain. The communities and inhabited portions of the unincorporated area of Mono County are generally located within, or in close proximity to, mountainous areas, forest-covered land, brush-covered lands, grass-covered lands, and similar lands that are subject to wildfires. In order to minimize the threat of wildfire spreading to occupied structures, and to supplement the educational and enforcement activities of Cal Fire (formerly the California Department of Forestry and Fire Protection), local educational efforts, and enforcement of, defensible space requirements are reasonable and necessary and will benefit the public health and safety.

**22.020 Intent.**

These fire safe regulations are intended to provide the same practical effect as the State Responsibility Area Fire Safe Regulations, Public Resources Code Section 4290, Title 14 of the California Code of Regulations (CCR) and roofing requirements as specified in Government Code Sections 51178.5 and 51189 and Health and Safety Code Sections 13108.5 and 13132.7. The regulations establish basic wildland fire protection standards in the State Responsibility Areas of Mono County for emergency access; signing and building numbering; private water supply reserves for fire use; roof covering standards; and vegetation modification.

**22.030 Scope.**

These regulations do not apply to existing structures (except as specified in Sections 22.130 and 22.140), roads, streets and private lanes or facilities. These regulations shall apply as appropriate to all construction within State Responsibility Areas approved after October 1, 1991. Affected activities include but are not limited to:

- A. Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) Section 66412(d),
- B. Application for a building permit for new construction, not relating to an existing structure (except as specified in Section 22.140 Roof Covering Standards),
- C. Application for a Use Permit,
- D. The siting of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, Section 501A, Standard for Fire Safety Criteria for Manufactured Home installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code Sections 18007, 18008, and 19971),
- E. Road construction, including construction of a road that does not currently exist, or extension of an existing road,

Exemption: Roads required as a condition of tentative parcel maps prior to the effective date of these regulations; roads for agricultural or mining use solely on one ownership; and roads used solely for the management and harvesting of wood products.

**22.040 Provisions for Application of these Regulations.**

This chapter shall be applied as follows:

- A. Mono County shall provide Cal Fire (formerly the California Department of Forestry and Fire Protection) with notice of applications for building permits, tentative parcel maps, and use permits for construction or development within State Responsibility Areas.
- B. The Battalion Chief of Cal Fire, or his designee, shall review and make fire protection recommendations on applicable construction or development permits or maps provided by Mono County.
- C. The applicable sections of this chapter shall become a condition of approval of any applicable construction or development permit or map. Applicants should also consult with the applicable local fire protection district for possible additional requirements.

**22.050 Inspection Authority.**

- A. Inspection shall be made pursuant to Section 1270.06 of the California Code of Regulations by the Battalion Chief of Cal Fire. Applicable fire districts or Mono County departments may provide inspection assistance through the building or development permit process.

- B. Reports of violations shall be provided to the Cal Fire Battalion Chief, who administers State Responsibility Area fire protection for Mono County.

**22.060 Inspections.**

The inspection authority may inspect for compliance with these regulations. When inspections are conducted, they should occur prior to: the issuance of the use permit; certificate of occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or building permit.

**22.070 Exceptions to Standards.**

Upon request by the applicant, exceptions to standards within this chapter and mitigated practices may be allowed by the inspection authority, where the exception provides equal to or better than overall practical effect as these regulations toward providing defensible space.

**22.080 Requests for Exceptions.**

Requests for an exception shall be made in writing to the inspection authority by the applicant or the applicant's authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigation measure proposed, and a map showing the proposed location and siting of the exception or mitigation measure.

**22.090 Appeals.**

Where an exception is not granted by the inspection authority, the applicant may appeal such denial to the Mono County Planning Commission in accordance with Chapter 47, Appeals. Prior to the appeal hearing, the inspection authority shall be consulted and shall provide to the Planning Commission documentation outlining the effects of the requested exception on wildland fire protection.

If an appeal is granted, the Planning Commission shall make findings that the decision meets the intent of providing defensible space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to Cal Fire (formerly the California Department of Forestry and Fire Protection) Ranger Unit headquarters that administers State Responsibility Area fire protection in Mono County.

**22.091 Definitions.**

**"Accessory building"** means any building used as an accessory to residential, commercial, recreational, industrial, or educational purposes as defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1, Occupancy that requires a building permit.

**"Agriculture"** means land used for agricultural purposes as defined in land use designations of the Mono County General Plan Land Use Element.

**"Building"** means any structure used or intended for supporting or sheltering any use or occupancy that is defined in the California Building Code. For the purposes of this chapter, building includes mobile homes and manufactured homes, churches, and day care facilities.

**“Cal Fire”** is the former California Department of Forestry and Fire Protection.

**"Dead-end road"** means a road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

**"Defensible space"** means the area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

**"Development"** means as defined in Section 66418.1 of the California Government Code.

**“Battalion Chief”** replaces the director of the former California Department of Forestry and Fire Protection or his/her designee.

**"Driveway"** means a vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory buildings.

**"Dwelling unit"** means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

**"Exception"** means an alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites, that provides mitigation of the problem.

**"Firebreak"** shall mean an area of land within 30 feet of an occupied dwelling or structure or to the property line, whichever is closer, in which all flammable vegetation or other combustible growth has been removed. The creation of a firebreak shall not require the removal of single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any dwelling or structure.

**"Fire valve"** see hydrant.

**"Fuel modification area"** means an area where the volume of flammable vegetation has been reduced, providing reduces fire intensity and duration.

**"Greenbelts"** means a facility or land use, designed for other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field



**"Hammerhead/T"** means a roadway that provides a "T" shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

**"Hydrant"** means a valved connection on a water supply/storage system, having at least one 2-1/2 inch outlet, with male American National Fire Hose Screw Threads (NH) used to supply fire apparatus and hoses with water.

**"Local Jurisdiction"** means a County/Town agency or department that issues or approves building permits, use permits, tentative maps or tentative parcel maps, or has authority to regulate development and construction activity.

**"Occupancy"** means the purpose for which a building, or part thereof, is used or intended to be used.

**"One-way road"** means a minimum of one traffic lane width designed for traffic flow in one direction only.

**"Roads, streets, private lanes"** means vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

**"Roadway"** means any surface designed, improved, or ordinarily used for vehicle travel.

**"Roadway structures"** means bridges, culverts, and other appurtenance structures that supplement the roadway bed or shoulders.

**"Reduced-Fuel Zone"** shall mean an area between 30 and 100 feet of an occupied dwelling or occupied structure or to the property line, whichever is closer, in which all brush, flammable vegetation or combustible growth has been removed. The creation of a reduced fuel zone shall not require the removal of single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure. Grass and other vegetation located more than 30 feet from the dwelling or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

**"Same Practical Effect"** means as used in this chapter, means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

1. Access for emergency wildland fire equipment,
2. Safe civilian evacuation,
3. Signing that avoids delays in emergency equipment response,
4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and

5. Fuel modification sufficient for civilian and fire fighter safety.

**"Shoulder"** means roadbed or surface adjacent to the traffic lane.

**"State Board of Forestry (SBOF)"** means a nine-member board, appointed by the Governor, which is responsible for developing the general forest policy of the state, for determining the guidance policies of Cal Fire (formerly the Department of Forestry and Fire Protection), and for representing the State's interest in federal land in California.

**"State Responsibility Area (SRA)"** means as defined in Public Resources Code Section 4126-4127: and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5.

**"Structure"** means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**"Subdivision"** means as defined in Section 66444 of the Government Code.

**"Traffic lane"** means the portion of a roadway that provides a single line of vehicle travel.

**"Turnaround"** means a roadway, unobstructed by parking that allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

**"Turnout"** means a widening in a roadway to allow vehicles to pass.

**"Vertical clearance"** means the minimum specified height of a bridge or overhead projection above the roadway.

**"Wildfire"** is as defined in Public Resources Code Sections 4103 and 4104.

**22.092. Distance Measurements.**

All specified or referenced distances are measured along the ground, unless otherwise stated.

**22.100. Maintenance of Defensible Space Measures.**

To ensure continued maintenance of properties in conformance to these standards and measures and to assure continued availability, access, and utilization of the defensible space provided for in these standards during a wildfire, provisions for annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval.

**22.110 Emergency Access.**

Road and street networks, whether public or private, unless exempted under Section 22.020(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with this section.

A. Road Width.

All roads shall be constructed to provide a minimum of two ~~nine ten~~-foot traffic lanes, ~~not including shoulder and striping. These traffic lanes shall provide for providing~~ two-way traffic flow ~~to support emergency vehicle and civilian egress,~~ unless other standards are provided in this chapter, or additional requirements are mandated by local jurisdictions or county subdivision requirements.

B. Roadway Surface.

~~The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance to local ordinances, and be capable of supporting a 40,000 pound load. Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, iuf requested by the local authority having jurisdiction.~~

C. Roadway Grades.

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

D. Roadway Radius.

1. No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.
2. The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

E. Roadway Turnarounds.

Turnarounds are required on driveways and dead-end roads ~~as specified in this article.~~ The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the road, not including parking, in accordance with the following figure. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixtry (60) feet in length.

F. Roadway Turnouts.

Turnouts shall be a minimum of twelve 10-12 feet wide and thirty (30) feet' long with a minimum 25-foot taper on each end.

G. Roadway Structures.

1. All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750, and 35250.

2. Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.
3. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17<sup>th</sup> Edition, published 2002 (known as AASHTO HB-17) hereby incorporated by reference/ Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

H. One-Way Roads.

All one-way roads shall be constructed to provide a minimum, not including shoulders of one ~~1210~~-foot traffic lane. The County/Town may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently designated for no more than 10 dwelling units. In no case shall it exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

I. Dead-End Roads.

1. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - a. parcels designated for less than one acre 800 feet
  - b. parcels designated for one acre to 4.99 acres 1,320 feet
  - c. parcels designated for five acres to 19.99 acres 2,640 feet
  - d. parcels designated for 20 acres or larger 5,280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing parcel sizes, requiring different length limits, the shortest allowable length shall apply.

2. Where parcels are designated five acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.
3. Each dead-end road shall have a turnaround constructed at its terminus.

J. Driveways.

All driveways shall be constructed to provide a minimum of one (1) ten (10)-foot traffic lane. ~~and unobstructed vertical clearance of 15 feet along its entire length.~~

1. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
2. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within fifty (50) feet of the building.

K. Gate Entrances.

1. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum of fourteen (14) feet unobstructed horizontal clearance and vertical clearance of 15 feet.
2. All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
3. Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.
43. Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40)-foot turning radius shall be used.

**22.120 Signing and Building Numbering.**

To facilitate locating a fire and to avoid delays in response, all new and existing or approved roads, streets, and buildings shall be designated by names or numbers, posted on signs clearly visible in a position that is plainly legible and visible from the street or road fronting the property and legible from the roadway. This section shall not restrict the size of letters or numbers appearing on street signs for other purposes.

- A. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
- B. Size of Letters, Numbers and Symbols for Street and Road Signs.  
Size of letters, numbers, and symbols for street and road signs shall be a minimum of 4-inch letter height, 1/2-inch stroke, reflectorized, contrasting with the background color of the sign.
- C. Visibility and Legibility of Street and Road Signs



Road, street and private lane signs required by this chapter shall be installed prior to final acceptance by the County/Town of road improvements.

D. Addresses for Buildings

All buildings shall be issued an address by the County/Town that conforms to the County/Town overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

E. Size of Letters, Numbers and Symbols for Addresses

Size of letters, numbers and symbols for addresses shall be a minimum 4-inch letter height, 1/2-inch stroke, reflectorized, contrasting with the background color of the sign. Address numbers shall be Arabic numerals or alphabet letters. Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.

F. Installation, Location and Visibility of Addresses

1. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located fronting the property.
2. Address signs along one-way roads shall be visible from both the intended direction of travel and opposite direction.
3. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
4. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest intersection providing access to that site.

G. Numbering standards herein are minimum and may be greater as approved by the Mono County Building Division for buildings or Department of Public Works for streets and roadways.

**22.130 Emergency Water Standards.**

Emergency water for wildfire protection shall be available ~~and~~, accessible and maintained in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire. ~~Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring water source provided that source contains a minimum of 2,500 gallons of available water year round and, in the Wheeler Crest and Long Valley fire protection districts, has access~~

~~acceptable to the fire district, or man-made containment structure with required fire department connections, as long as the specified quantity is immediately available.~~

A. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority, after October 1, 1991, by a county/town or when any existing parcel is developed within the Long Valley or Wheeler Crest fire protection districts regardless when the parcel was created. ~~The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.~~

For the purposes of this section, “developed” shall not apply to accessory buildings for, or additions to, existing residential structures.

B. General Standards

Water systems that comply with the below standard or standards meet or exceed ~~the standards specified in Public Utilities Commission of California (PUC) revised General Order #103, Adopted June 12, 1956 (Corrected September 7, 1983, Decision 83-09-001), Section VIII Fire Protection Standards and other applicable sections relating to fire protection water delivery systems, static water systems equaling or exceeding the National Fire Protection Association (NFPA) Standard 1231, the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, “Standard on Water Supplies for Suburban and Rural Fire Fighting” 2012 Edition hereby incorporated by reference, and California Fire Code, California Code of Regulations Title 24, part 9 shall be accepted as meeting the requirements of this article. Standard on Water Supplies for Suburban and Rural Fire Fighting,” 1989 Edition, or, in all areas except Long Valley and Wheeler Crest fire protection districts, a mobile water system that meets the Insurance Services Office (ISO) Rural Class 8, 2nd Edition 3-80, standard shall be accepted as meeting the requirements of this article. These documents are available at CAL FIRE Ranger Unit Headquarters.~~

Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.

Nothing in this article prohibits the combined storage of emergency wildfire and structural fire-fighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.

Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided, as required by the California Plumbing Code and NFPA 13.

C. Hydrant/Fire Valve

1. The hydrant or fire valve shall be eighteen (18) inches above grade, eight (8) feet from flammable vegetation, no closer than four (4) feet nor farther than twelve (12) feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

The hydrant or other off-site fire department connection serving any building shall be:

- a. Not less than fifty (50) feet nor more than ½-mile by road from the building it is to serve. In the Long Valley and Wheeler Crest fire protection districts, the distance shall be not less than 50 feet or more than 1,000 feet by road from the building it is to serve.
  - b. Located at a turnout or turnaround along the driveway to that building or along the road that intersects with that driveway.
2. The hydrant head or fire valve shall be ~~brass with~~ 2-1/2 inch National Hose male thread with cap for pressure and gravity flow systems and 4-1/2-inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.

**D. Signing of Water Sources**

Each hydrant/fire valve or access to water shall be identified as follows:

1. If located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches shall be located on the driveway address sign and mounted on a fire-retardant post, or
2. If located along a street or road,
  - a. A reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire-retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with the sign no less than 3 feet nor greater than five feet above ground, in a horizontal position and visible from the driveway, or
  - b. As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

**E. Maintenance**

Ongoing maintenance of required water supply(s) shall be the responsibility of the property owner.

**22.140 Roof Covering Standards**

- A. Class A roof covering(s) as defined in the California Building Code, shall apply for every new building(s) and all reroofing of existing building(s) and shall be verified by field inspection.



1. The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, when requested, to the Mono County Building Division. The installer shall also install the roof covering in accordance with the manufacturer's listing.
2. The roofing material shall have passed a minimum 10-year accelerated weather test approved by a testing laboratory recognized by the State Fire Marshal.
3. This section shall not apply to any building or facility designated as an historic building, as defined in Section 18955.

**22.150 Defensible Space and Fire Hazards Reduction.**

**A. Requirements**

1. Property shall be maintained in accordance with the defensible space requirements contained in Government Code section 51182 (unless exempted by Government Code section 51183 or 51184) and Public Resources Code section 4291, as applicable.
2. The existence or maintenance of any of the following conditions is prohibited:
  - a. Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
  - b. Dead or dying tree branches adjacent to or overhanging a building;
  - c. Leaves, needles, or other dead vegetative growth on the roof of any structure;
  - d. Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure which prevents the creation of a Firebreak;
  - e. Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure which prevents the creation of a Reduced Fuel Zone; or
  - f. Brush or other flammable material within 10 feet of a propane tank.

**B. Clearance/Treatment.**

Driveways shall have a minimum width of seven (7) feet unobstructed horizontal clearance from the centerline of the road, for a total of fourteen (14) feet, and unobstructed vertical clearance of fifteen (15) feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional eight (8) feet or to the property line, whichever comes first, along each side of the driveway shall be established in accordance with the following figure. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel

modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turouts and turnarounds associated with driveways.

3. No person shall be required to maintain any clearing on any land if that person does not have the legal right to maintain the clearing, nor is any person required to enter upon or damage property that is owned by another person without the consent of that person.
4. The prohibitions contained in paragraph 3 shall not apply to land or water area located outside of a State Responsibility Area that are acquired or managed for one or more of the following purposes or uses:
  - a. Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.
  - b. Lands kept in a predominantly natural state as habitat for wildlife, plant, or animal communities.
  - c. Open-space lands that are environmentally sensitive parklands.
  - d. Other lands having scenic values, as declared by the local agency or by state or federal law.

**B. Local Enforcement**

1. Any County personnel performing health and safety functions, including but not limited to, paramedics, building inspectors, and code compliance officers, may be trained and assigned to conduct general property inspections to determine compliance with the provisions of 22.150, provide educational materials and instruction concerning defensible space requirements to owners and occupiers of structures, and to issue correction notices to owners and occupiers of structures to gain compliance with the provisions of 22.150. Any duly designated person assigned by a local fire protection district may be trained and assigned to conduct general property inspections to determine compliance with the provisions of 22.150, provide educational materials and instruction concerning defensible space requirements to owners and occupiers of structures, and to issue correction notices to owners and occupiers of structures to gain compliance with the provisions of 22.150.
2. If an owner or occupier of a structure fails to comply with a correction notice issued to them, the person or entity that issued the correction notice may follow up the correction notice with a second correction notice that shall include a warning that the failure to make the necessary corrections may result in enforcement action pursuant to Chapter 1.12 of the Mono County Code or any other enforcement action or remedy allowed by law.

3. Mono County Code Compliance Officers may take any necessary enforcement action upon receipt of a second correction notice. The proposed enforcement action shall take into consideration the degree of the danger posed by the lack of compliance with the defensible space requirements.
4. Forms may be created for use by County personnel and fire protection district personnel in implementing this section.
5. The provisions in this section are intended solely to supplement, and not supersede, replace, or modify the enforcement provisions set forth in Public Resource Code Section 4291.

**C. Applicability**

1. Defensible space requirements shall apply to existing structures and shall be required for the following applications for which approval has not been granted as of the effective date of this chapter:
  - a. Applications for building permits as provided in Mono County Code Chapter 15.04.
  - b. Applications for tentative subdivision final and parcel maps.
  - c. Applications for use permits when applicable.

**D. Exceptions and Modifications**

1. An exception to, or modification of, the regulations set forth 22.150 may be authorized whenever a finding is made by [the Community Development Director] that the exception or modification provides an overall practical effect of creating defensible space and/or where site-specific conditions, including previously required development mitigation conditions to preserve wildlife or botanical habitat preservation have been required. When considering such site-specific exemptions or modifications, the [Community Development Director] may consult with experts in the fields of wildfire protection and wildlife and botanical habitat preservation in reaching an appropriate level of modification. When an exception is requested for a site that is located within an established community, the [Community Development Director] may consult with the designated representative of the local fire protection district in determining the requested exception or modification.



Vision

# Mono County Outstanding Community Services, Quality of Life Beyond Compare

Mission

**Mono County's Mission:**  
*To support all our communities by providing superior services while protecting our unique rural environment.*

Values

### **Customer Service**

We commit to exceptional service by managing the resources entrusted to us with integrity, trust, respect, and accountability.

### **Integrity**

We demonstrate our integrity by ensuring our work is performed with consistency, credibility, and confidentiality.

### **Excellence**

We strive to achieve the highest standards of excellence; continuously learn, develop, and improve; and take pride in our work.

### **Collaboration**

We commit to responsible communication and respectful partnerships to achieve common goals.

### **Innovation**

We strive to foster innovation and creative thinking, embrace change and challenge the status quo, listen to all ideas and viewpoints, learn from our successes and mistakes.

### **Results Orientation**

We strive to set challenging goals, focus on output, assume responsibility, and constructively solve problems.

Strategic Directions



**Promote a Strong Diverse Economy**

**Protect Natural Resources & Enhance Public Access**

**Understand & Address Community Needs**

**Support Healthy People in Healthy Communities**

**Reward Innovation**


**Effectively Use Resources**

**Workforce Wellness**

**Strengthen County Culture**

# Best Mono Imaginable



Strategic Directions	Promote a Strong & Diverse Economy	Protect Natural Resources & Enhance Public Access	Understand & Address Community Needs	Support Healthy People in Healthy Communities	Reward Innovation	Effective Use of Resources	Workforce Wellness	Strengthen County Culture
<p><b>Methods...</b></p> 	<ul style="list-style-type: none"> <li>❖ Investing in 21st century infrastructure including transportation, technology (D395) housing and economic systems;</li> <li>❖ Providing stronger customer service for businesses;</li> <li>❖ Creating business attraction and retention effort;</li> <li>❖ Ensuring local goods access to marketplace;</li> <li>❖ Investing in a world class education at local levels;</li> <li>❖ Promoting responsible growth to compliment local communities character;</li> <li>❖ Developing and broadening economic sectors in addition to tourism – Year round, sustainable economy;</li> <li>❖ Becoming a conference destination;</li> <li>❖ Providing county supports for local businesses by purchase of local goods and services;</li> <li>❖ Creating a reputation for excellence in public safety</li> </ul>	<ul style="list-style-type: none"> <li>❖ Strengthening community awareness of preservation and enjoyment of natural resources;</li> <li>❖ Ensuring the County is an active partner with resource agencies</li> <li>❖ Making natural resource stewardship a top priority;</li> <li>❖ Investing in a world class transportation systems – road/bike/pedestrian and transit;</li> <li>❖ Encouraging investments in infrastructure (roads, campgrounds, trails, etc.);</li> <li>❖ Broadening alternative energy use;</li> <li>❖ Practicing environmentally and fiscally sustainable energy polices</li> </ul>	<ul style="list-style-type: none"> <li>❖ Collaborating with other agencies to share services;</li> <li>❖ Establishing stronger social media presence;</li> <li>❖ County serves as convener of groups;</li> <li>❖ Strengthening education and communication on County Services;</li> <li>❖ Surveying community – use feedback to guide service improvement;</li> <li>❖ Engaging and connecting remote areas;</li> <li>❖ Increasing effectiveness of Regional Planning Advisory Committees and other County advisory bodies;</li> <li>❖ Increasing civic engagement – town halls, satellite Board meetings, Online transmission of county meetings;</li> <li>❖ Assuring the highest level of public safety is meeting community needs.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Fostering community wide social emotional health across the lifespan for all residents;</li> <li>❖ Ensuring communities have access to affordable quality child care;</li> <li>❖ Accessing to affordable healthy housing;</li> <li>❖ Addressing and preventing harmful and habitual addictive behaviors through environmental intervention and policy (alcohol, tobacco and other drugs);</li> <li>❖ Providing access to youth internships for career exploration;</li> <li>❖ Providing safe sustainable, accessible and affordable transportation;</li> <li>❖ Assuring public safety concerns are addressed in a timely and effective manner.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Increasing connection between offices;</li> <li>❖ Promoting culture of opportunity built on healthy relationships;</li> <li>❖ Supporting creative problem solving and effective program/ project delivery;</li> <li>❖ Providing career ladder opportunities;</li> <li>❖ Becoming a nationally recognized model of local government for high quality services, innovation and pro-activity;</li> <li>❖ Cross-training and creating leadership development and advancement opportunities;</li> <li>❖ County serves as convener.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Strengthening County’s Fiscal Standing by building reserves to weather downturns without service interruption;</li> <li>❖ Enhancing use of technology for service provision;</li> <li>❖ Eliminating redundancy and streamline systems;</li> <li>❖ Creating organizational agility and responsiveness;</li> <li>❖ Rewarding wise use of funds and investment in Strategic objectives;</li> <li>❖ Providing public safety oversight to protect resources.</li> <li>❖ Practicing environmentally and fiscally sustainable energy polices</li> </ul>	<ul style="list-style-type: none"> <li>❖ Providing access to mental health services;</li> <li>❖ Ensuring employees have access to affordable quality child care;</li> <li>❖ Supporting policy initiatives and workforce collaboration that drive improved employee health, well- being, productive work place engagement and work satisfaction;</li> <li>❖ Providing access to affordable and safe physical fitness;</li> <li>❖ Encouraging provision of health food at employee functions;</li> <li>❖ Providing safe work environments</li> </ul>	<ul style="list-style-type: none"> <li>❖ Increasing transparency;</li> <li>❖ Strengthening interconnection between county offices;</li> <li>❖ Holding more All Employee recognition and appreciation events;</li> <li>❖ Creating a countywide family climate;</li> <li>❖ Assuring all county job positions have career ladder even if they move from one department to another;</li> <li>❖ Ensuring all positions have accurate job descriptions to allow for best performance evaluation and recognition;</li> <li>❖ Modeling behaviors to promote public safety</li> </ul>



**Strategic Directions ... Methods... with Success measured...through resourced projects**

**Mono County: Outstanding Community Services, Quality of Life Beyond Compare - To support all our communities by providing superior services while protecting our unique rural environment.**

Strategic Directions	Promote a Strong & Diverse Economy	Protect Natural Resources & Enhance Public Access	Understand & Address Community Needs	Support Healthy People in Healthy Communities	Reward Innovation	Effective Use of Resources	Workforce Wellness	Strengthen County Culture
<b>Success measured by:</b>	<ul style="list-style-type: none"> <li>All communities have Last Mile internet provider and Gigabit County;</li> <li>Balanced housing stock in all communities with increase in the number of single family homes built;</li> <li>Better transit options;</li> <li>Consumer access to more goods;</li> <li>Increased in diversity of business type increases;</li> <li>Higher Road Pavement Indexes;</li> <li>Increase and maintain school age families and in number of college ready High School graduates;</li> <li>Increase in economic activity due to fishing industry;</li> <li>Increase in number of home based businesses and year round open businesses and new business startups and retention and new job creation;</li> <li>Increased north county winter season based recreational activities;</li> <li>Increases in number of tourists;</li> <li>Increases in year over year measured by quarter Tourist Occupancy Taxes, sales tax figures and property values;</li> <li>Local business owners have full access to local markets without disruption;</li> <li>Local employee pool of skilled workers increases;</li> <li>Reduced unemployment, business bankruptcy rates;</li> <li>Public has access to all goods and services needed for high quality of life;</li> <li>Reduction in commercial vacancy rates;</li> <li>Reduction in need for social, health and welfare services;</li> <li>Year over year increase in conferences held;</li> </ul>	<ul style="list-style-type: none"> <li>Better conditions on public lands even with greater use with sustainable user friendly opportunities;</li> <li>Less violations for destruction of natural resources;</li> <li>County's issues supported by and reflected in state and federal policy;</li> <li>Support for revenues and resources for public land investments;</li> <li>Enhanced access to public lands more miles of trails for sustainable activities;</li> <li>Higher Pavement Index Roads – Less potholes;</li> <li>Higher transit use rates;</li> <li>Higher visitor satisfaction;</li> <li>Increased public support for joint agency efforts;</li> <li>Sustainable energy production in low impact distributed systems;</li> <li>More investment in trails, bike and pedestrian routes and public access with outdoor amenities;</li> <li>Reduced energy use/cost;</li> <li>Zero Net Energy for County facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Stronger support for county initiatives with higher public awareness and approval of County services;</li> <li>Greater use of the Eastern Sierra Council of Governments (ESCOG) and more Shared Services regional agreements;</li> <li>Increase web traffic to County pages;</li> <li>More applicants for and increased attendance to RPAC meetings;</li> <li>More attendance to county meetings;</li> <li>More information provided to community through Annual Report and State of the County;</li> <li>Better services tailored to individual community needs;</li> </ul>	<ul style="list-style-type: none"> <li>Less crime with fewer arrests and public safety violations.</li> <li>Higher health standards of residents;</li> <li>Lower disease rates;</li> </ul>	<ul style="list-style-type: none"> <li>Better County service systems;</li> <li>Higher employees turnout at County recognition events;</li> <li>County receives National and State awards for excellence;</li> <li>Friendlier work environment with reduced stress among employees;</li> <li>Greater employee awareness of all County provided services;</li> <li>Greater skill set among employees with more cross trained employees through more county offered skill building</li> <li>Lower employee turnover rate;</li> <li>Mono County programs imitated in other jurisdictions;</li> <li>More applicants for promotions;</li> <li>More Inter/Intra Department work groups coming together to solve issues via isolated departments;</li> </ul>	<ul style="list-style-type: none"> <li>Cost reduction and elimination of redundancy;</li> <li>All departments have online presence with more website visits, social media activity and online services;</li> <li>Greater employee awareness of County functions across all departments;</li> <li>Greater skill set among employees;</li> <li>Sustainable financial standing with increased Budget reserves and lower long term liabilities and debt;</li> <li>Cohesive and partnering departments;</li> <li>Lower employee turnover;</li> <li>More proactive on unexpected issues;</li> <li>National/State awards for excellence;</li> <li>Reduced response times;</li> </ul>	<ul style="list-style-type: none"> <li>Employees report adequate child care through annual survey Health outcomes;</li> <li>Healthy work environment measured by employee survey;</li> <li>Increase number of people participating in Snowcreek Athletic Club, Double Eagle and Bridgeport Health Center with increasing frequency of membership visits;</li> <li>Monitor collaborative group efforts to supply quality affordable child care;</li> <li>Less workers compensation claims.</li> <li>Lower county healthcare costs.</li> </ul>	<ul style="list-style-type: none"> <li>Friendlier work environment/reduced stress among employees;</li> <li>All departments have online presence with more website visits;</li> <li>Higher employee participation at events;</li> <li>More Board Update articles from Employees;</li> <li>Greater employee awareness of County functions across all departments;</li> <li>Greater employees skill sets with more cross training due to county offered courses;</li> <li>Integrated departments and lower employee turnover rate;</li> <li>Lower long term liabilities and less debt;</li> <li>Mono County programs imitated in other jurisdictions;</li> <li>More applicants for promotions;</li> <li>More Inter/Intra Department work groups coming together to solve issues;</li> <li>Organizational proactivity;</li> <li>Stronger sense of one organization among employees – Less “Us vs. Them”;</li> </ul>

**Strategic Directions ... Methods...with Success measured...through resourced projects**

<i>Strategic Directions</i>	<i>Promote a Strong &amp; Diverse Economy</i>	<i>Protect Natural Resources &amp; Enhance Public Access</i>	<i>Understand &amp; Address Community Needs</i>	<i>Support Healthy People in Healthy Communities</i>	<i>Reward Innovation</i>	<i>Effective Use of Resources</i>	<i>Workforce Wellness</i>	<i>Strengthen County Culture</i>
<b>Potential Projects</b>								
<i>Strategic Directions ... Methods...with Success measured...through resourced projects</i>								





### Recommended Next Immediate Steps on Finalizing the Vision Statement

1. Distribute this document to all staff
2. Set a date for the Strategy Planning Group (Thursday Meeting) to take the data and develop a draft vision for the County. Let people know there is more to come; these are the most immediate next steps.
3. Decide who will participate in the facilitation training for "Ambassadors" to prepare for taking the vision and plan to the internal and external communities
4. During next Strategy Planning Group, work on draft of vision statement and begin developing "Ambassadors"
5. Seek responses from those staff who did not attend the all staff meeting. Ask them to answer the question, "Addendum 1 is our working draft of the vision for Mono County, what do you think we need to do to achieve this vision?"
6. Ambassadors facilitate external community town halls and interviews for public feedback
7. Finalize the vision (should clearly answer the question: "What Mono County Employees are solving for.")
8. If this will be a document for the public, present the draft vision to the Board of Supervisors for comment
9. Based on how this process goes, revise any next steps at this point

### **How to Achieve the Vision:**

After setting some context and creating a new frame of reference for working together, the participants took a look at the vision the employees defined for Mono County. They had a discussion about what it would take to achieve this vision. The ideas recorded from this activity can be found in Addendum #2 of the retreat document. The ideas are categorized into the following areas:

- Mono County Team Mentality
- Staff Feeling Appreciated
- Culture of Innovation & Trust
- Solution Orientation
- Economic Strength & Stability
- Thriving Citizens & Natural Resources
- Efficient System
- Equipped for the Work
- Policies to support work

The list of ideas generated from this discussion included both short and long term solutions. Some could be implemented very quickly for little to no cost, while others are more in-depth approaches, requiring a more planning for execution. Alternatively,

there are ideas that require no authority to put in place, while others require a more sophisticated decision-making process. The matrix below highlights examples of each:

	Low level of decision-making	High level of decision-making
Easy to Implement	<ul style="list-style-type: none"> <li>• Show appreciation for work of others</li> <li>• Network with other counties to find what has or hasn't worked for them</li> </ul>	<ul style="list-style-type: none"> <li>• Collaborate on community outreach efforts - improve cultural competency and initiatives, positive relationships with community while educating about resources</li> <li>• More county-wide activities to learn what each dept. does, which can lead to interdepartmental functionality</li> </ul>
Complex to Implement	<ul style="list-style-type: none"> <li>• Do a little cross-training between employees, with dept/agency</li> <li>• More openness and trust between management and employees</li> </ul>	<ul style="list-style-type: none"> <li>• Energy efficiency projects (more) protect natural resources, increase fees</li> <li>• Take leadership in the county for vocational training for local kids in non-confidential service areas, e.g. animal control, public works, parks</li> <li>• Streamline processes, infrastructure, customers</li> </ul>

Recommended Next Steps for Working Toward the Vision:

1. Have a small workgroup use the matrix above to sort the ideas in Addendum 2 and the new responses generated from the people who were not in attendance at the all staff meeting
2. This same group should then review the list of unique/innovative ideas generated at the all staff meeting and from the people who were not in attendance (this data is collected but not included here in this document)
3. Schedule a session of the Strategy Planning Group to prioritize the ideas in each quadrant with the intention of determining 1- and 3- year goals

## ADDENDUM #1

### One Mono County

- A county wide Family-like climate
- Interconnected workplace between Mammoth & Bridgeport
- Strong Team Spirit
- The small communities within county receive services designed to improve functioning, resident involvement, and quality of life within the community

### Protected Natural Resources

- Stewardship of the environment is top priority
- Be as environmentally friendly as possible
- Community awareness in regards to the preservation and enjoyment of our beautiful natural resources
- Bring awareness to all residents about protecting our beautiful natural resources
- Preserve the environment for future generations

### A Model to Other Government Agencies

- A nationally recognized model of local government for innovation and highest quality services which others seek out to learn from
- A leader for California as to how to work together to create a live, active, meaningful, sustainable process that allows us to address difficulties and promote healthy relationships with self and others
- Being the most efficient County, Nationwide

### Attractive to Businesses

- Incentives for the locals in order to keep dollars local
- Quicker response for the end users
- Strong, diverse local economy
- A county that promotes controlled growth – residential & economic
- Reduce the county's economic dependency on tourism

## Healthy, Happy Citizens

- Driven by the principles of honesty, fairness, compassion and social justice
- Services designed with the needs of County residents prioritized
- Understanding the needs of the people we serve
- Simple, streamlined, easy to understand services for county residents and visitors
- Safe place to raise children
- A place where you can live and work without struggling to afford rent and buy groceries
- Outstanding quality of life for residents
- All Mono County residents a sense of community by providing Cultural Competence Awareness based on respect, trust and appreciation
- Outstanding service to constituents and visitors to our County
- North county desperately needs more medical services and a pharmacy
- Without emotional and physical health, no one person can lead a productive life, personally and professionally

## Effective Use of Resources

- Functional infrastructure
- less redundancy
- Interconnected workplace between Mammoth Bridgeport
- Organizational Agility
- Fiscally healthy
- Opportunity for career development and salaries that keep talented people
- Stop the age old application of “Use it or lose it” budgeting
- Develop Career Paths for all county positions, for employees to have a goal to achieve, and to improve employee satisfaction and commitment.
- I think IT could have a bigger presence with all departments

## Embracing Innovative Solutions

- Creative problem solving and perseverant project delivery
- Promote a culture of opportunity
- Embrace and implement new ideas

## County Employees / High Performing Teams

- Open (and much better) communication between Departments, Public and even within our own offices
- Take pride in our work
- We develop and use resources to enable the first line provider of service to effectively meet citizen needs
- Function as a cohesive, collaborative, and complete organization
- Reduce/eliminate the use of “that’s not in my job description”
- Team focus
- Policies that encourage departments with common interests, goals and missions, to work together
- A government whose services inspire the awe of the public as the Sierra does to the world
- Leadership is modeled from the top down
- Employees at all levels are eager to jump in and help each other out

## Addendum #2

Mono County Team
Support our employees in volunteering at other agencies, businesses, etc. as part of the their county job/work hours
More county-wide activities to learn what each dept. does, which can lead to interdept functionality
Understand other dept roles
Much more communication between departments
More team work
More cohesion between depts.
A couple times/year have someone from other departments come to staff meeting and discuss issues, give contact details, know/learn what's going on across county
Team building
Team approach
Unsiload
Heal the splits
Consistent meetings with all county - build teams
More whole county events to know each other
Relationship
Information
Model to other government agencies, training, increase revenue to afford training, fund maintenance support vehicles & buildings
One Mono County - make constituencies and coworkers feel like they are important, answer the phone in a friendly manor. Try
One Mono county – communication, implementation, leader allowed to lead make mistakes
Have county-wide events where employees engage with new people through ice breakers, games or other interactive activities
Organize after-hours activities where employees can socialize in a fun environment
knowing our roles and how or where we fit into and support other departments and projects with goals and objectives
More community events to Bridgeport (fun) - coordination between communities
Reduce North/South polarization of the County
Communication

Staff Appreciation
Employee Wellness Program
Create an appreciation program (community) that goes around the county giving special thanks to each agency by providing them with a full service lunch or brunch
Show appreciation for work of others
Real career paths
Encourage and reward positive, trustworthy behavior
Get out of your comfort zone
Fairness, training, consistent appreciation
Culture of Innovation and Trust
Tell Why
More openness and trust between management and employees
Embrace all ideas
Project planning includes everyone
Patience
Be okay with change
Build our own relationships internally to build relationship others externally- build bridges between longer tenured employees and newer employees
Positive/proactive vs. responses
Transparency
Remote & encourage risk taking
Denote negativity
Be organized
Cut entitlement
Insensitive
Give and take
A model government implementation of ideas
Accountability
Commitment
Leaders allowed to lead without fear
Proactive meetings, revenue generation, user friendly
Open minded
Collaboration
Training, planning, tracking, communication, follow-up
Build trusting relationships to improve communication
Solution Orientation
Target the right employees by surveying who is interested in which idea, then collect input from them that will put it into action



Opportunities to create new ideas
Learn about what specialties people within depts have to consult on cases (e.g. working with public health personnel to assist/advise on livability concerns of a home)
Meetings with IT on what directions our depts want to go
Implementation of ideas not just planning
<b>Economic Strength &amp; Stability</b>
Promote self-sustaining services
Promote vision
County buy from small, local businesses for trainings
Digital 395 up to date/speed
Attractive to business - Do not reduce dept on tourism. Find new tourism opportunities. Legalize marijuana growth. Sell plant tag. Reduce road blocks to new business i.e. Buster's parking lot
Diversify our product offering - move from tourism to digital
Competition: improve business performance
Incentivize private business - bring in new commerce
Attractive to business - make the process easier
Need ways to generate revenue
Increase affordability of healthy foods in Mono County
Year round stable economy wih less dependency on tourism
Support quality affordable child care for all, you can't invite business without it
Sustainable economy
<b>Thriving Citizens &amp; Natural Resources</b>
Encouraging more citizen involvement
Collaborate on community outreach efforts - improve cultural competency and initiatives, positive relationships with community while educating about resources
Commitment to integrating services to remote areas
Educate the public on reality
Clear goals toward community health
Meeting the basic needs - housing, food, medical
Protect natural resources begin at home model off road use on good example i.e. mammoth snowmobile trails
Empower and rely on end user/customer, inform, train, hire carefully
Energy efficiency projects (more) protect natural resources, increase fees
Healthy happy economy
Balanced natural resource / multiuse based plan
Community promotion
Make Mono County user friendly
Market quality of life (our competitive advantage)

Emphasize family fun - not partying in tourism and local events
Ensure adequate health and wellness services for all life stages
Public transportation between communities at variety of hours
Ensure maintenance of preventative behavioral health services in schools
Take leadership in the county for vocational training for local kids in non-confidential service areas, e.g. animal control, public works, parks
Reliable services
Renewable & efficient
Create HHS team to visit rural areas, PHN, Behavioral Health, Social Services, WIC, clerical
Mandatory recycling (beyond cans)
<b>Efficient System</b>
Sustainable and responsible fiscal decisions
Reduce/eliminate burdensome and unnecessary regulations
Develop budget that enables first line service provider to work effectively
Streamline systems, contract, purchase orders, time cards
Service redesign - simplify processes, consolidate depts, eliminate reqs, ask why
ensure adequate resources to meet goals and expectations of board constraints
Stop use it or lose it budgeting mentality and practice
Do not loose state grant money due to county furloughs and cuts
Loosing granted state money will alter allocations for the future
Restructure
Streamline processes, infrastructure, customers
Cross training
Network with other counties to find what has or hasn't worked for them
Do a little cross-training between employees, with dept/agency
<b>Equipped for the Work</b>
Educated
Leadership development program
Learn technology
<b>Policies to support work</b>
Promote /legislate health policy that enhances health and prevents chronic disease. Research shows legislated health policy is not bad for business
Promote progressive health policies for businesses so it supports positive community behavior