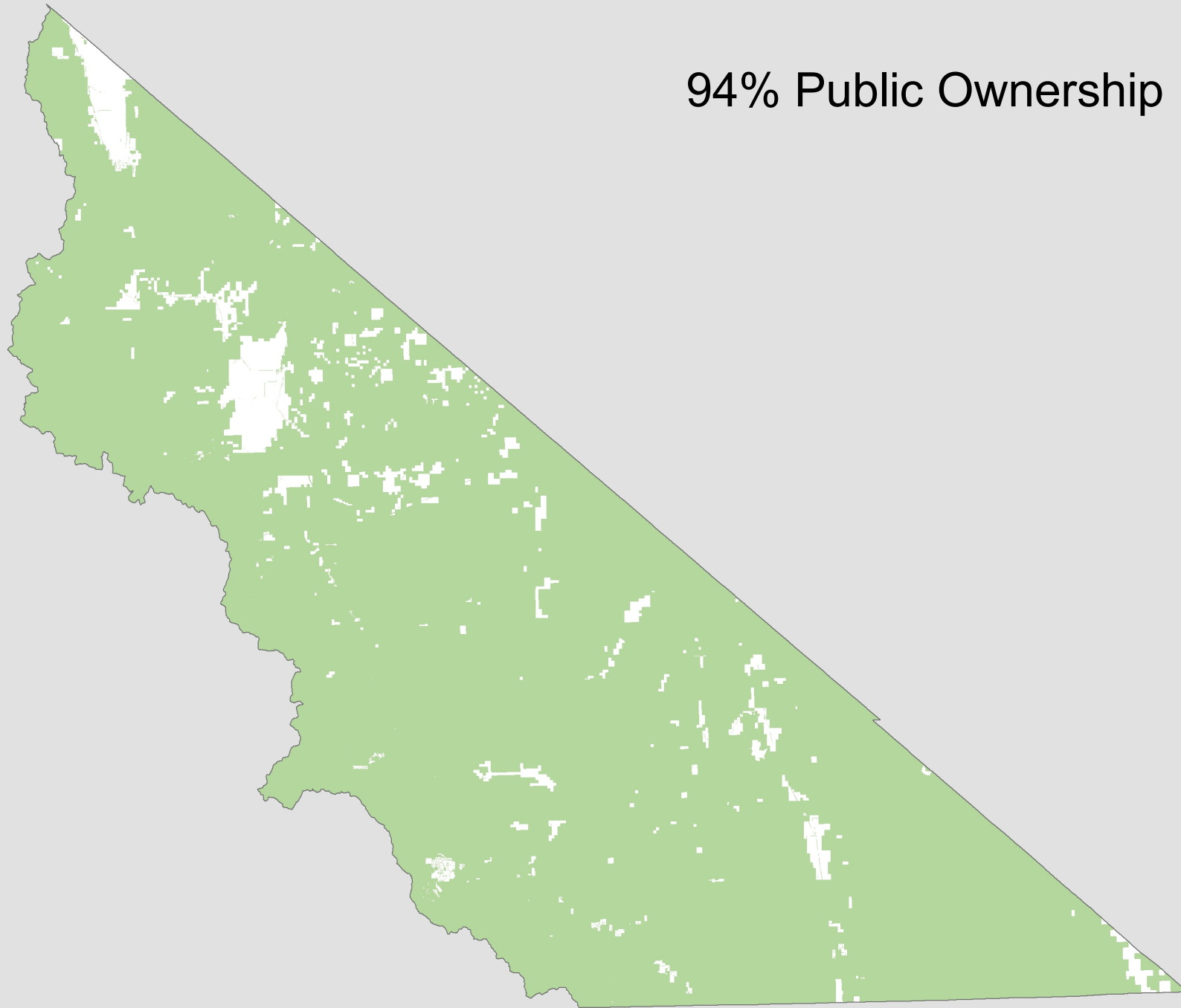


# REINVENTING THE RURAL GENERAL PLAN

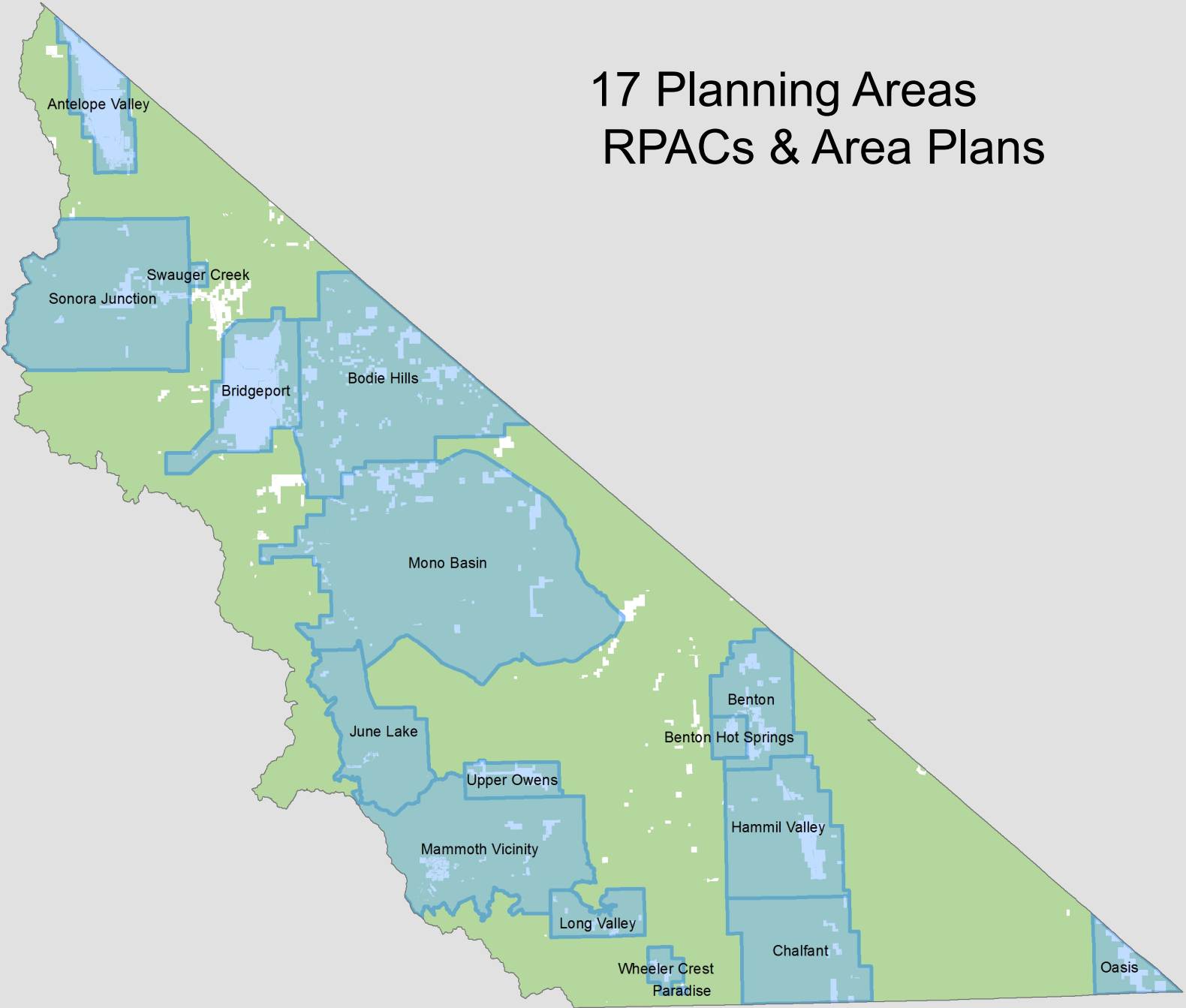


94% Public Ownership



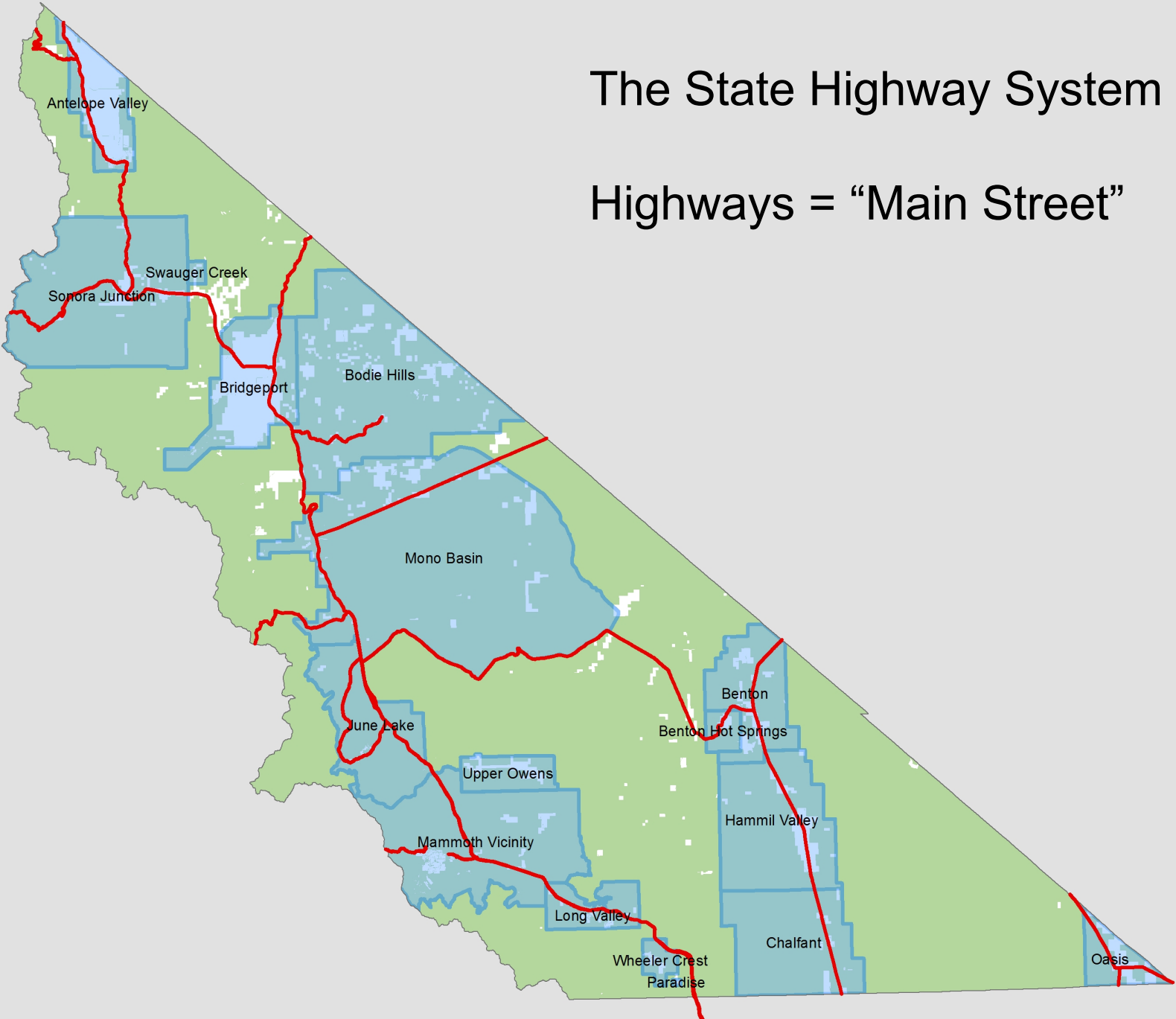


# 17 Planning Areas RPACs & Area Plans



# The State Highway System

Highways = “Main Street”



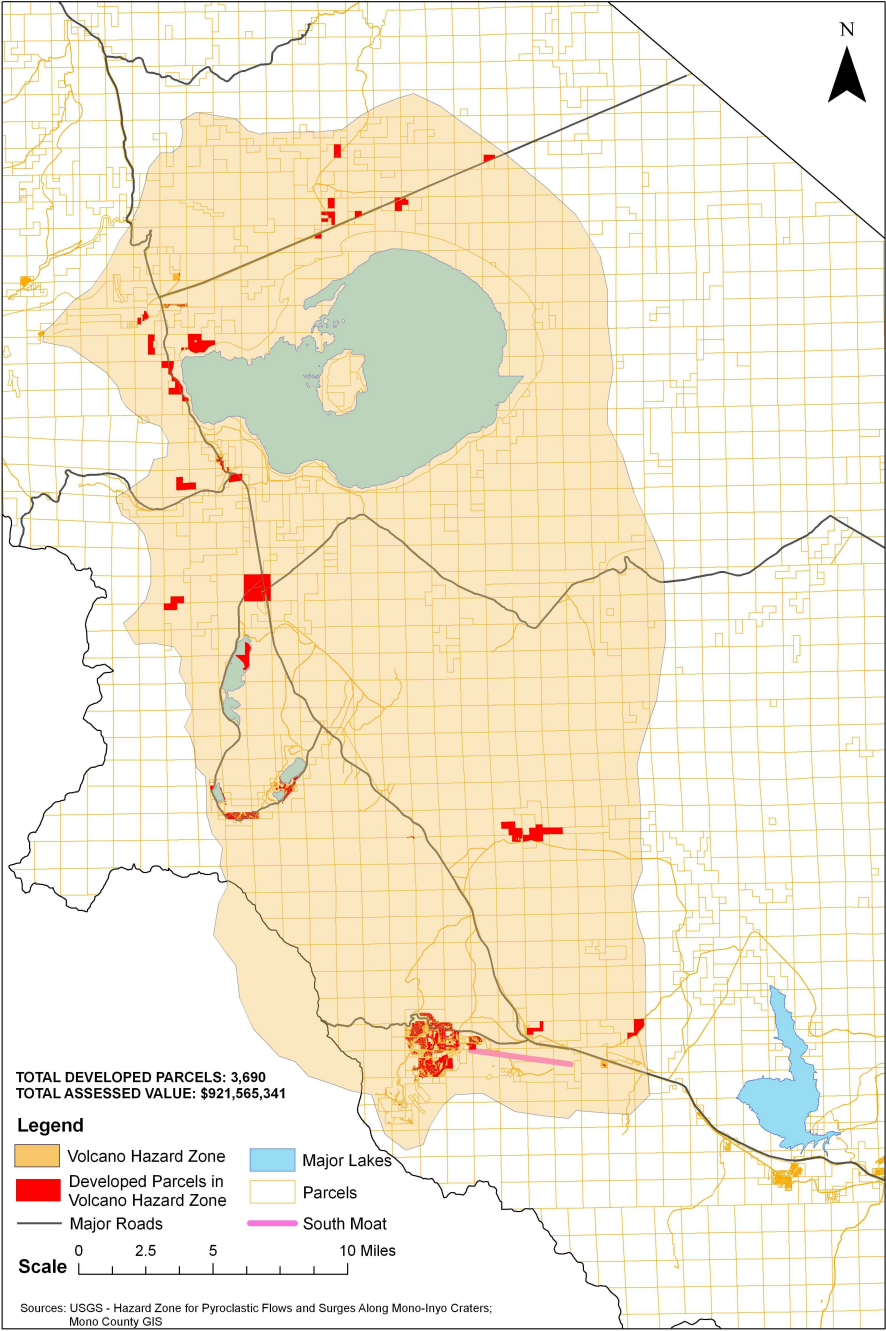




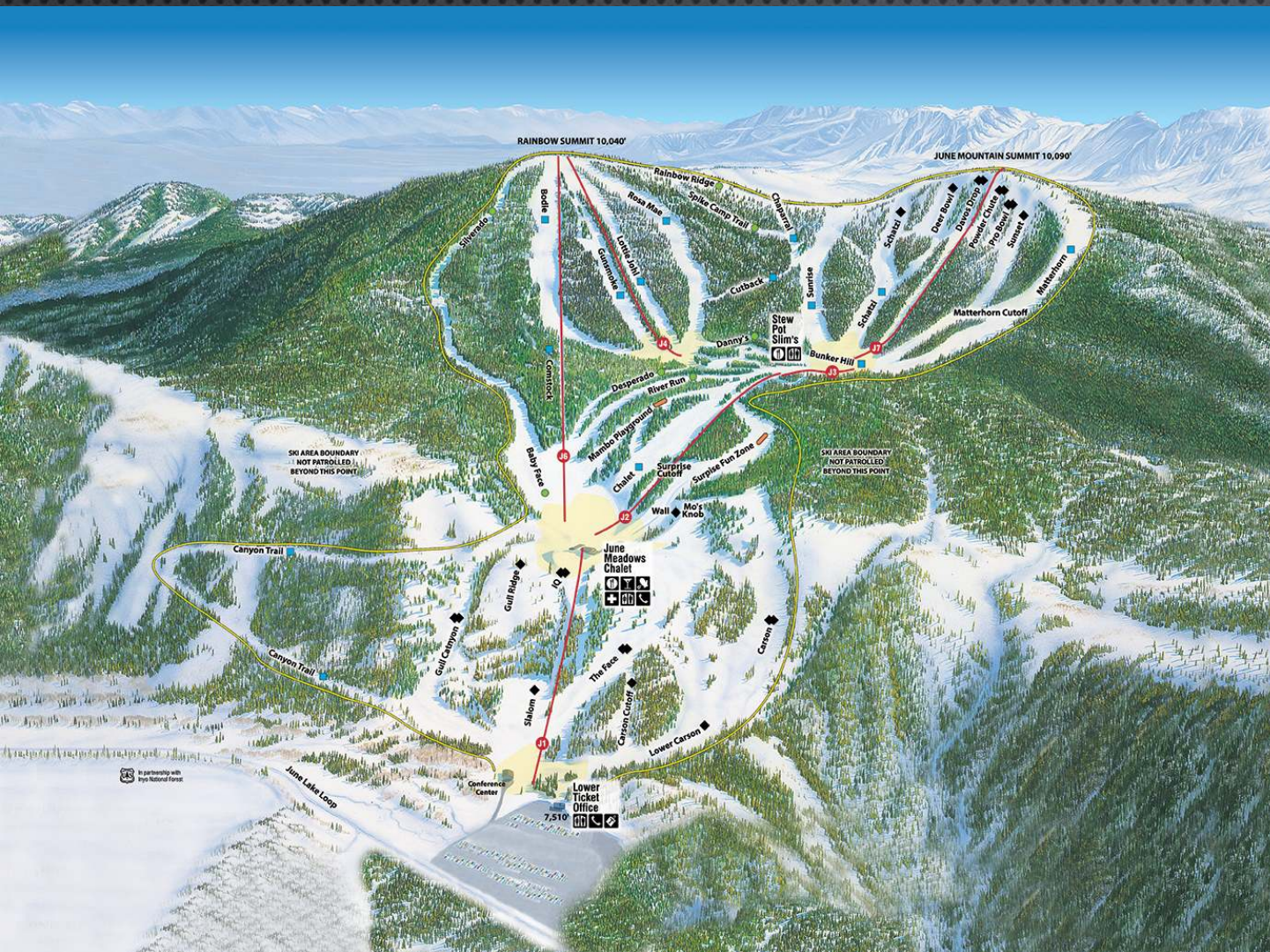




**HAZARD ZONE FOR PYROCLASTIC FLOWS AND SURGES ALONG MONO-INYO CRATERS**







Housing Vacancy Rate (2010 census)	
County (Unincorporated)	41%
Chalfant	12%
Benton	23%
Paradise	15%
Swall Meadows	23%
Sunny Slopes	46%
Apsen Springs	31%
Crowley Lake	27%
McGee Creek	30%
June Lake	65%
Lee Vining	24%
Mono City	33%
Bridgeport	28%
Walker	25%
Coleville	15%
Topaz	50%



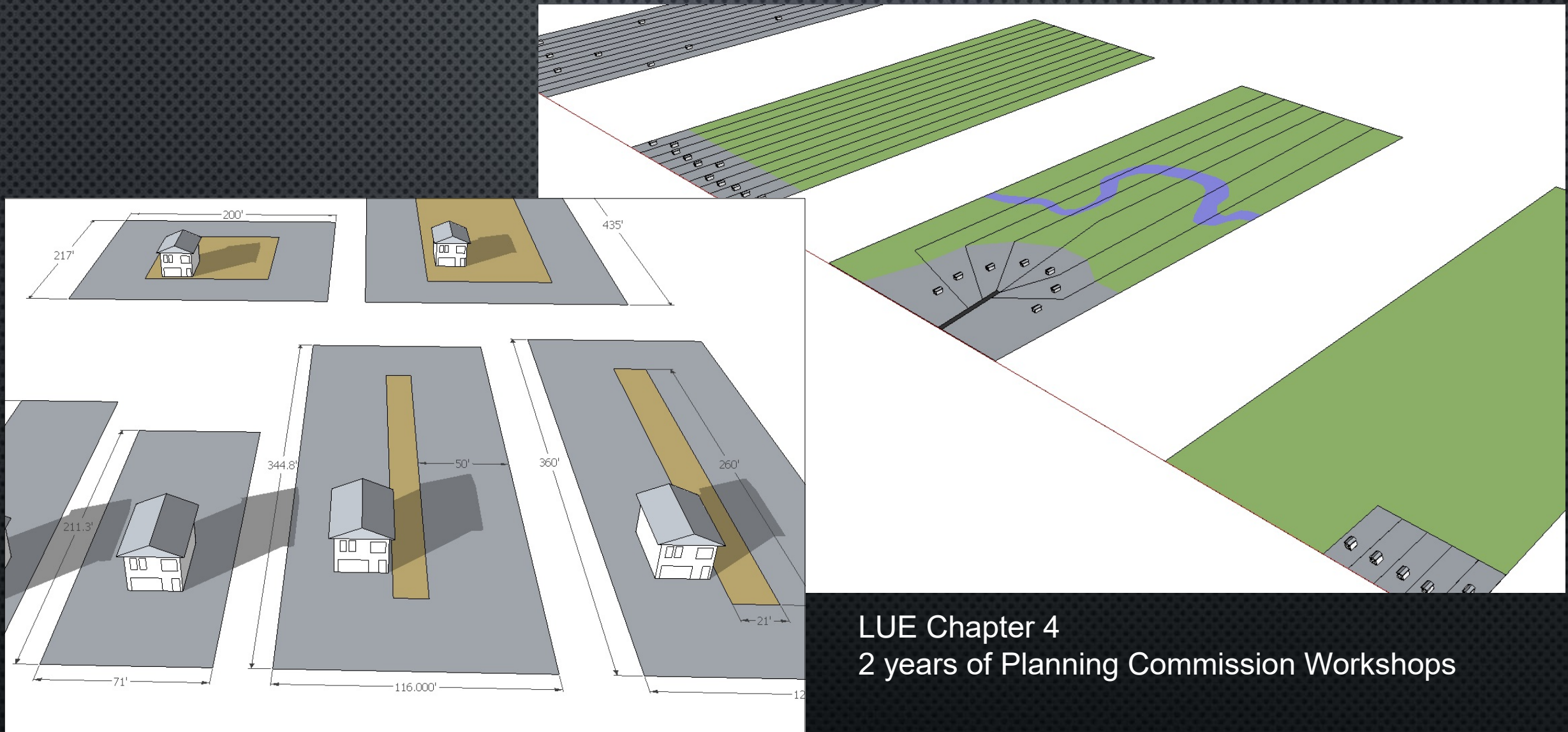
# Comprehensive General Plan Update + EIR Coverage for complimentary/additional components

Land Use Element  
Circulation Element/RTP  
Conservation Open Space Element  
Safety Element  
Noise Element  
Housing Element

- Integrated Waste Management Plan
- Biomass Utilization
- Capital Facilities
- Parking Standards
- Scenic Byways
- Blueprint
- Communication Policies
- Development Standards
- Buildout Calculations
- Main Street Design Handbooks
- Trails Planning
- Mono Basin Plan
- Resource Efficiency Plan
- Landownership Adjustment
- Food Systems
- Local Hazard Mitigation Plan
- LAFCO MSRs
- Development Credits
- Biological (Plant Communities)
- Watershed Plans
- Grading Regulations
- Repeal Conway Ranch Specific Plan
- Online LUD Maps
- Transient Rentals

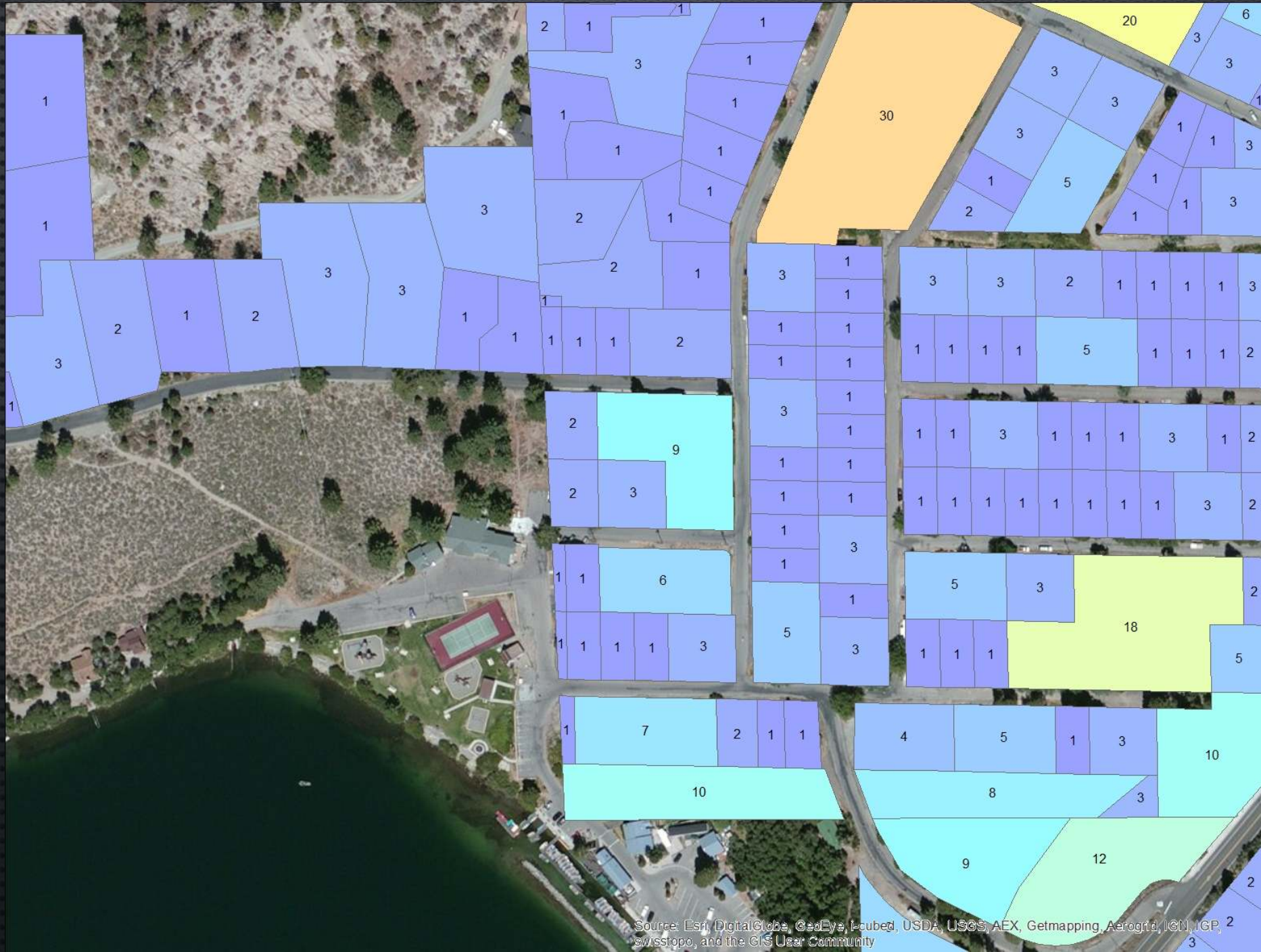


# Mono County has no Zoning Code!



LUE Chapter 4  
2 years of Planning Commission Workshops

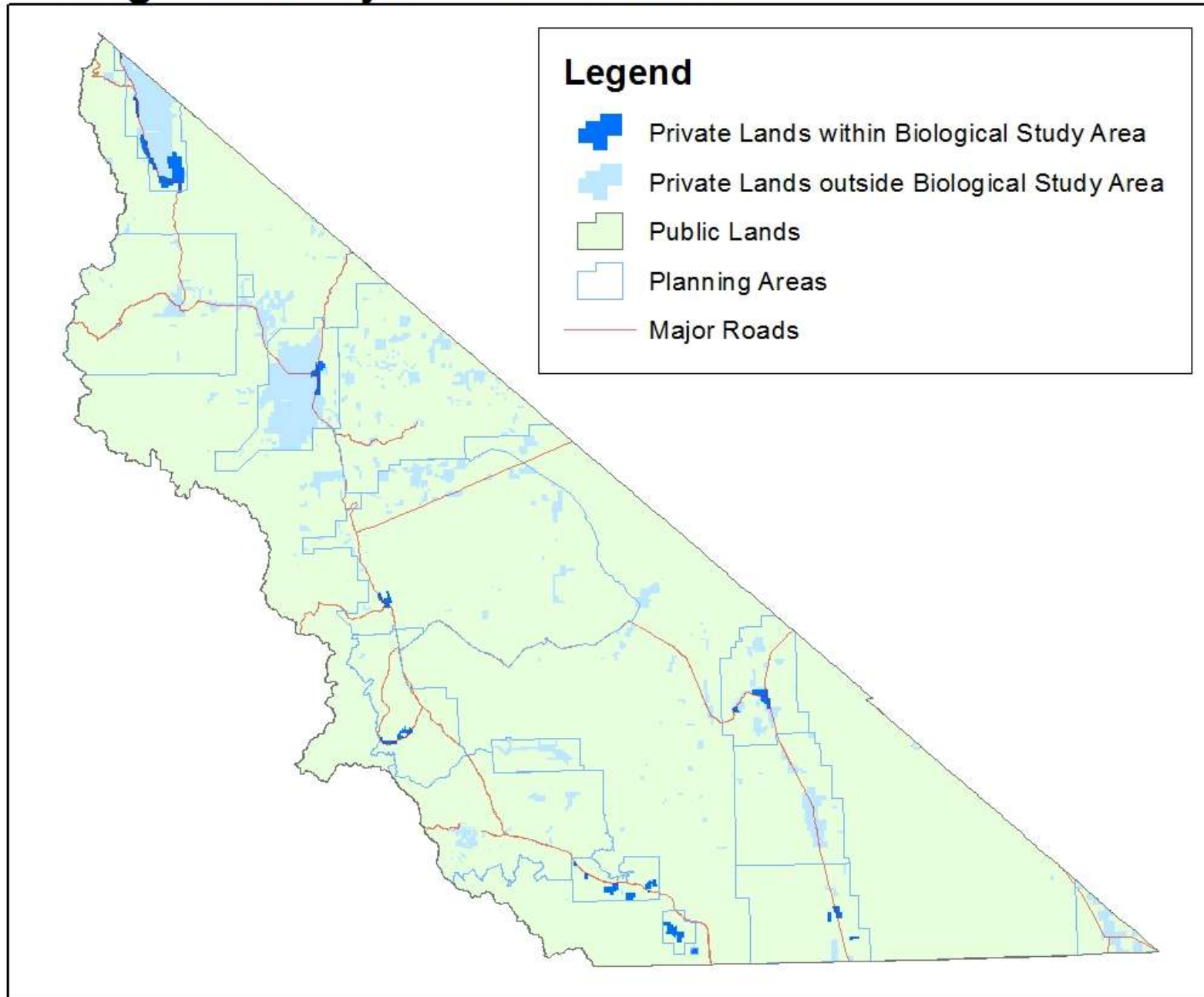




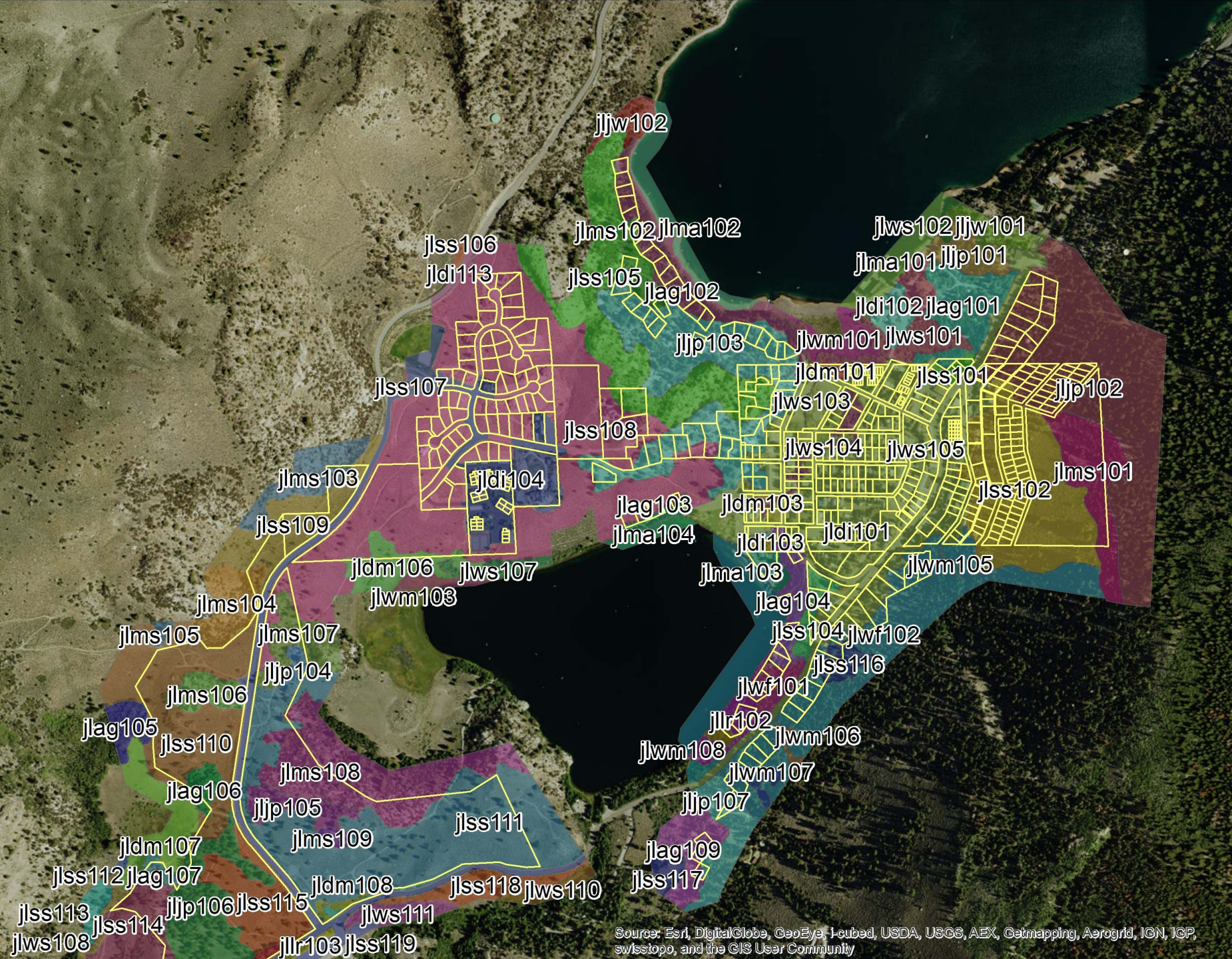
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community



# Biological Study Area Overview



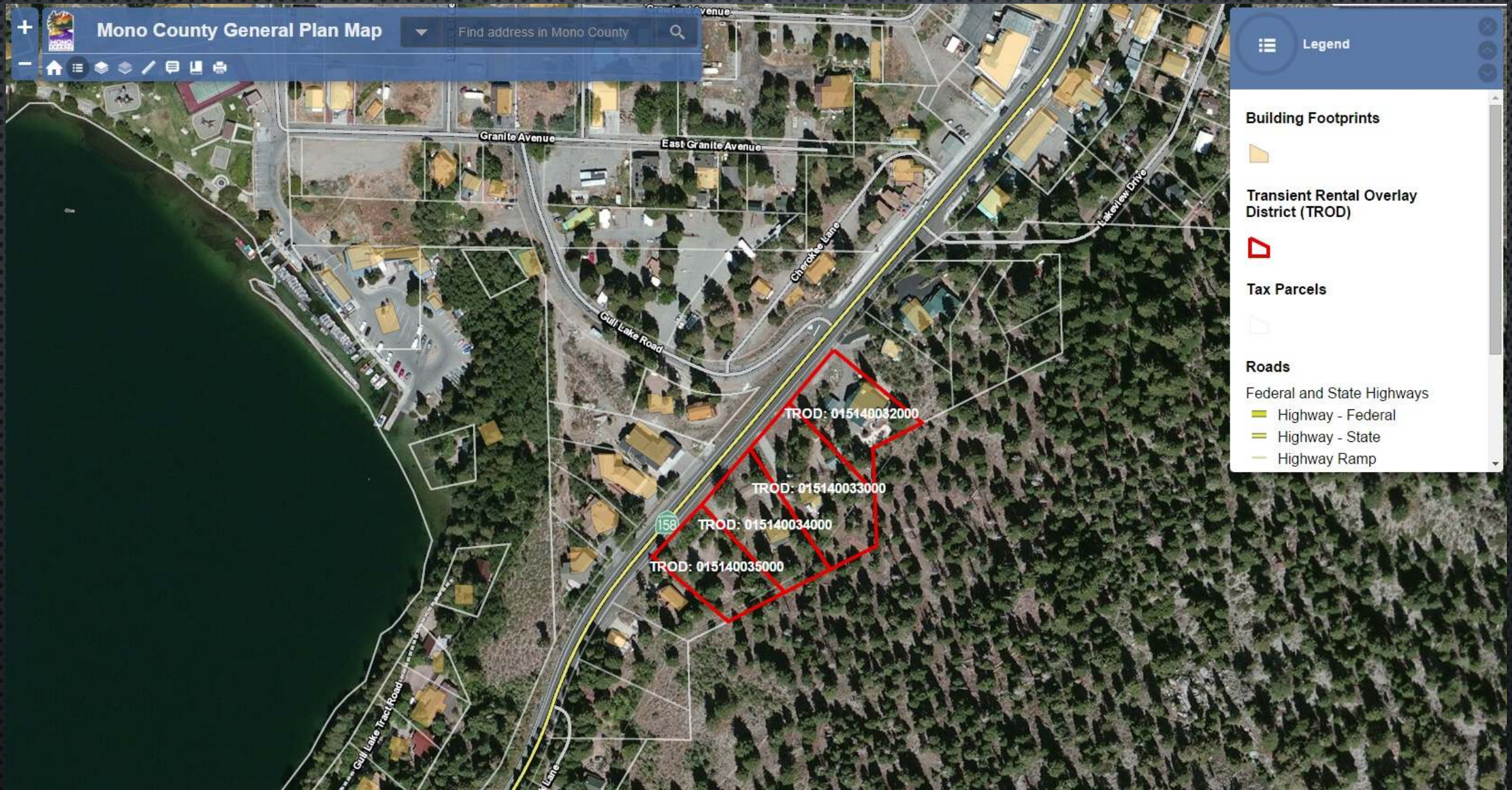




Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

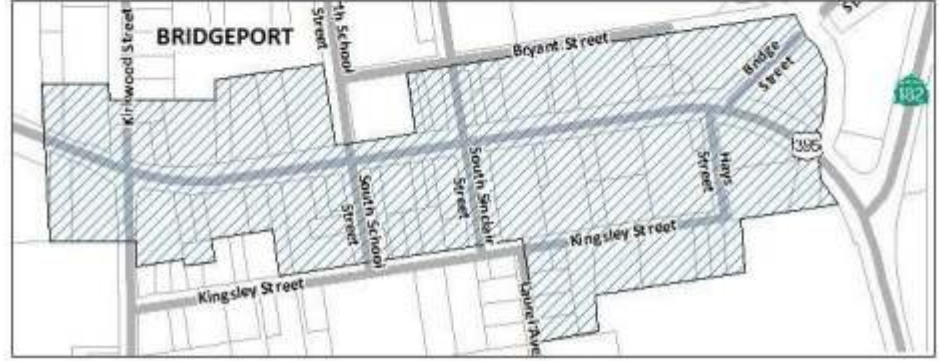
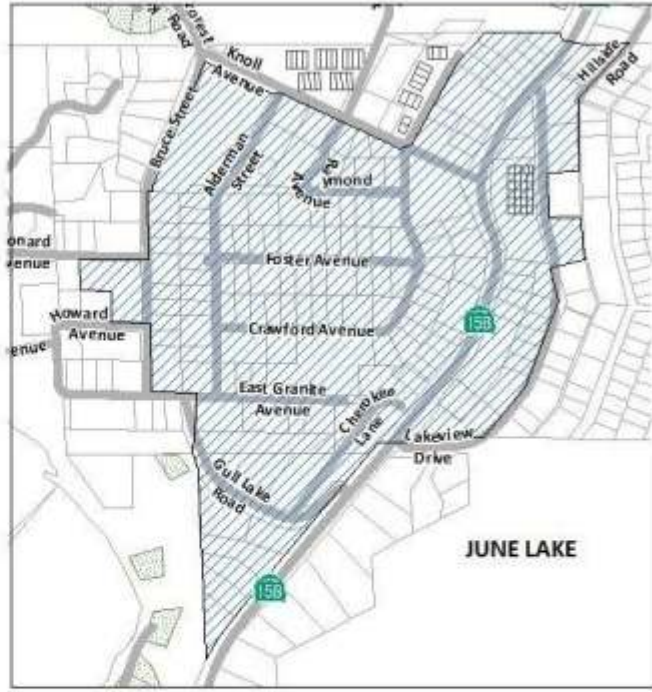


# Transient Rental of Single Family Homes





# CENTRAL BUSINESS PARKING DISTRICTS





# Online General Plan

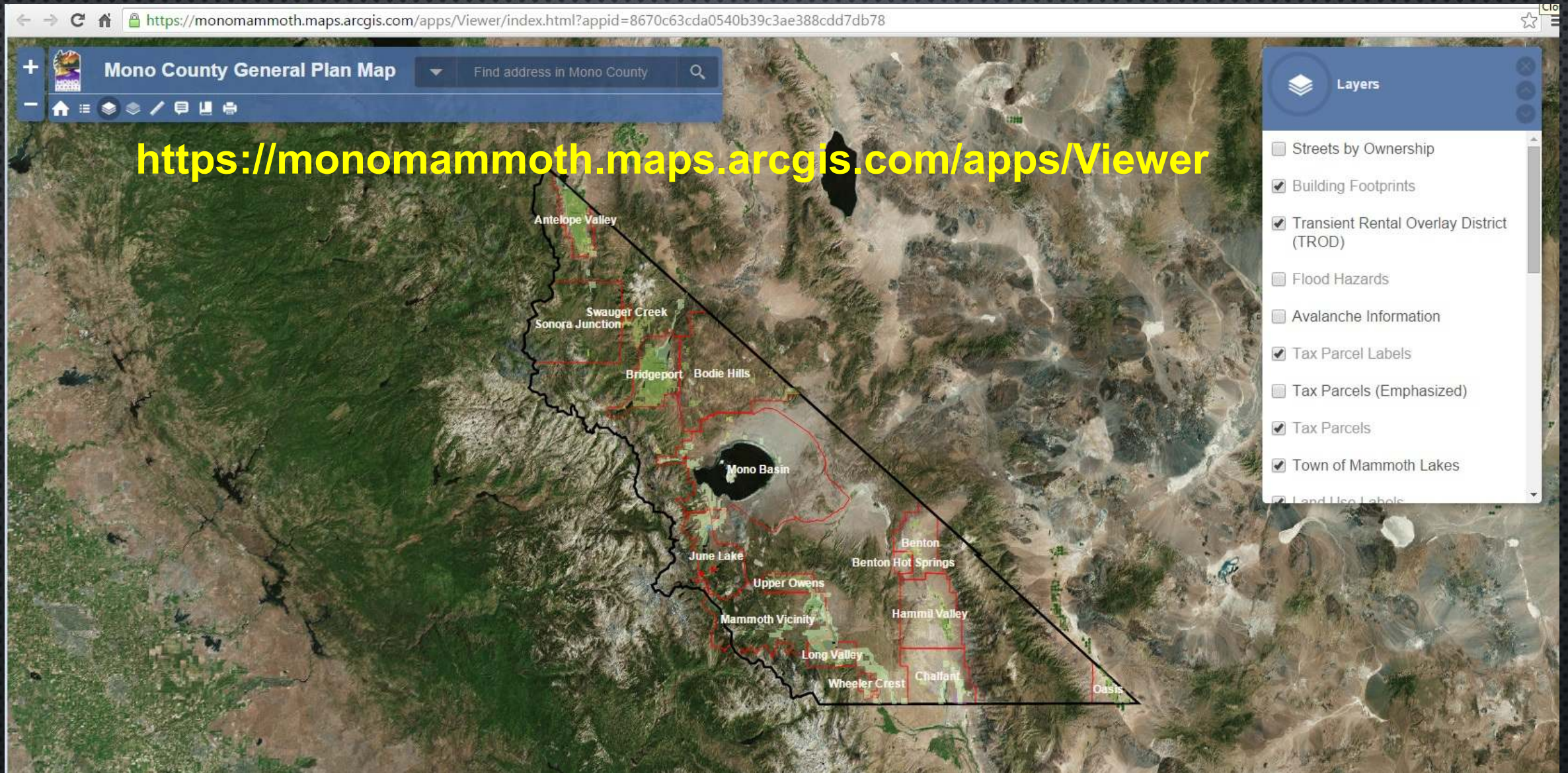
← → ↻ 🏠 <https://monomammoth.maps.arcgis.com/apps/Viewer/index.html?appid=8670c63cda0540b39c3ae388cdd7db78> ☆ ☰

**Mono County General Plan Map** Find address in Mono County 🔍

**Layers**

- Streets by Ownership
- Building Footprints
- Transient Rental Overlay District (TROD)
- Flood Hazards
- Avalanche Information
- Tax Parcel Labels
- Tax Parcels (Emphasized)
- Tax Parcels
- Town of Mammoth Lakes
- Land Use Labels

<https://monomammoth.maps.arcgis.com/apps/Viewer>





# BRIDGEPORT MAIN STREET REVITALIZATION



Historic Wide Cross  
Section In Town



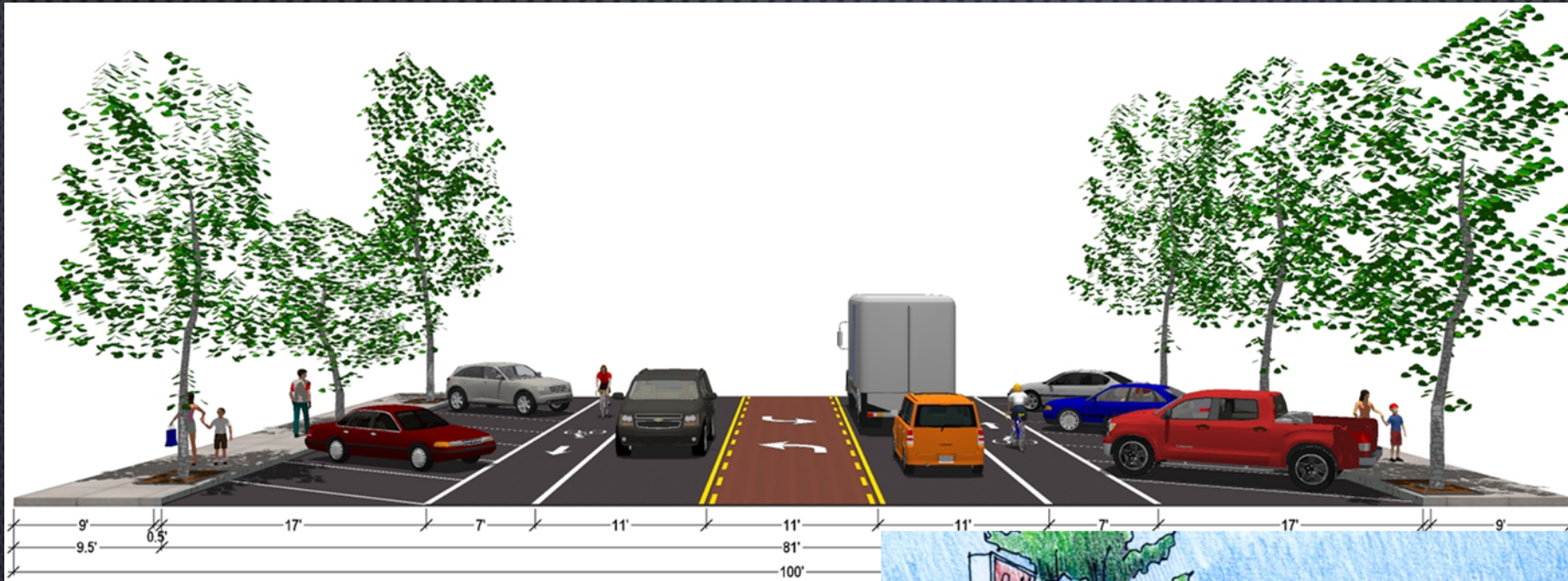


# Public Process: 6-day Charrette



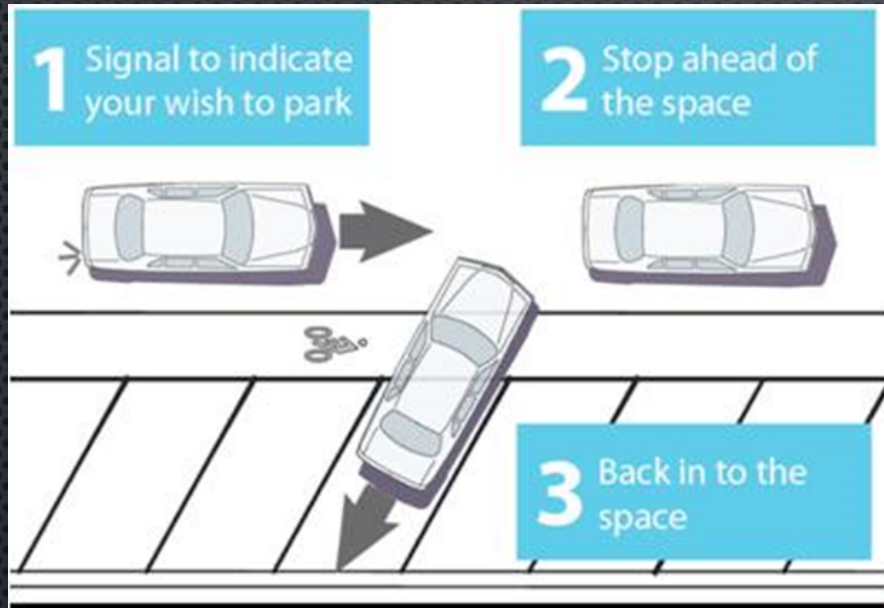


# Planning & Conceptualization





# Back-In Angled Parking in Action





# Implementation







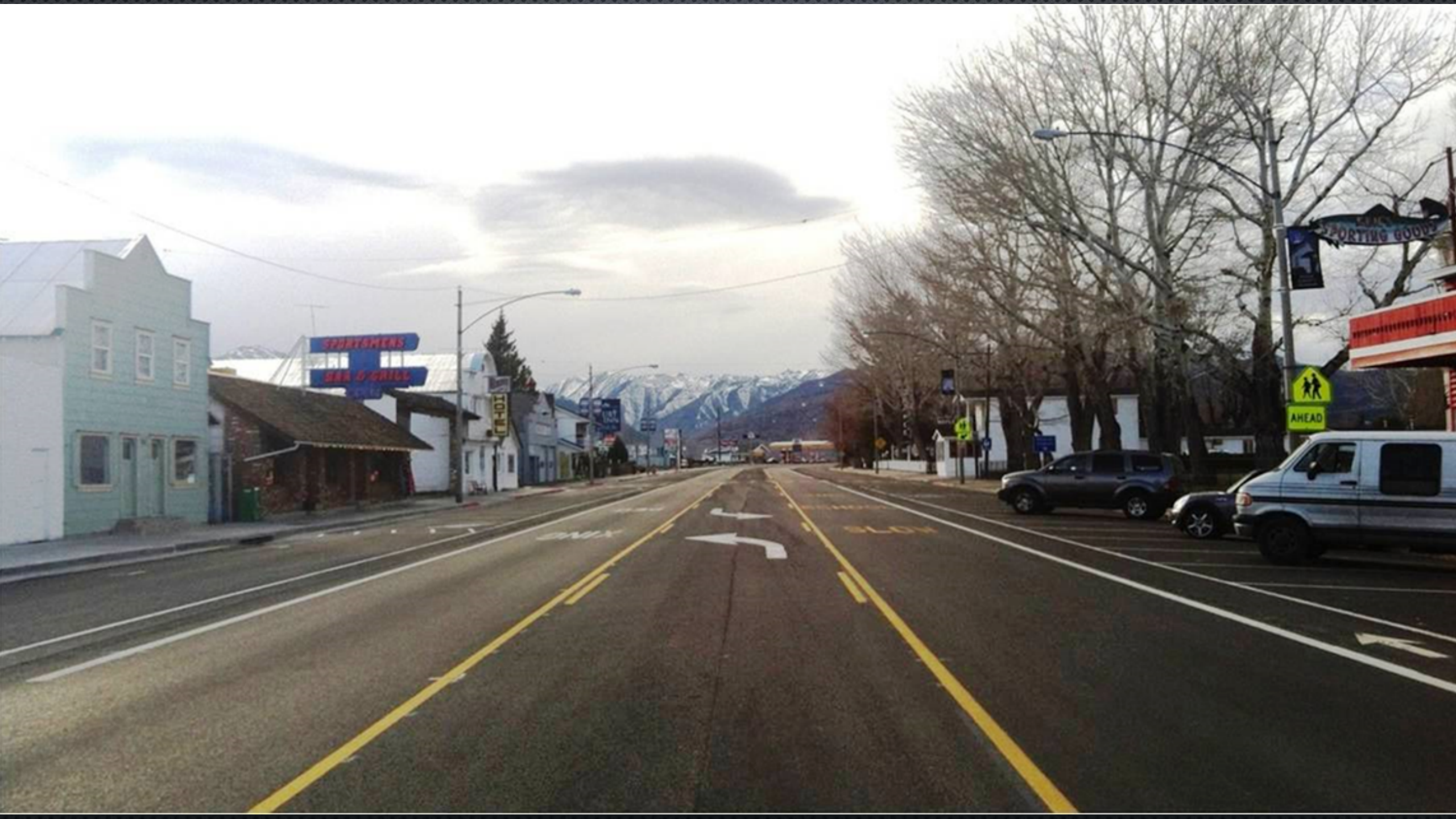
SPORTSMEN  
BAR & GRILL

INDIAN SHOP

FOOD

PEDESTRIAN  
CROSSING









BRIDGE MARKET

GENERAL STORE MARKET

RHINO'S







# Adaptive Implementation





# Further Improvements



School Street Plaza



Façade Upgrade





# 2015 Caltrans Excellence in Transportation Award Highway as a Main Street

Mono County Local Transportation Commission

