MONO COUNTY
PLANNING COMMISSION

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MEETING AGENDA

THURSDAY, NOVEMBER 8, 2007 - 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

TENTATIVE START TIMES *(see note below)*

1. **CALL TO ORDER**

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

3. **MEETING MINUTES:** 1) Review and adopt minutes of Aug. 8, 2007 (at least three commissioners among Bush, Miller, Roberts and Rowan must be present); 2) review and adopt minutes of Sept. 13, 2007, (commissioners Bush, Roberts and Shipley must be present); 3) review and adopt minutes of Special Meeting in Chalfant Valley Sept. 20, 2007; and 4) the Oct. 11 meeting was canceled.

4. **PUBLIC HEARINGS:**

   ***10:15 A.M.**
   SECOND EXTENSION of Vested Tentative Tract Map 37-57/Lakeridge Ranch Specific Plan Phase II. The second extension would be to Dec. 14, 2008, subject to the previous Conditions of Approval and Mitigation Monitoring. The proposed project would subdivide APN 60-220-08, totaling 60.93 acres, into 82 residential lots ranging from 15,029 to 26, 348 sq. ft. The project will be serviced by Mountain Meadows Mutual Water Co. and sewage disposal by Hilton Creek Community Services District. The project is located in the Crowley Lake community, east of South Landing Road, at the end of Pearson Road. The project is being processed pursuant to the previously adopted Lakeridge Ranch Specific Plan and EIR. No change in the number of lots or type of use is proposed. *Staff: Gwen Plummer*

   ***10:45 A.M.**
   AMENDMENT #1 TO SIERRA BUSINESS PARK SPECIFIC PLAN/Mono County. The proposal would amend the Specific Plan to: 1) allow up to, but no more than, six total caretaker units within the Specific Plan area; 2) modify parking standards to be in accordance with the Mono County Land Use Element, Chapter 06: Development Standards – Off Street Parking; 3) ensure that each site has proper snow-storage capacity, in accordance with Mono County 4.30 Snow Storage Requirements; and 4) make other minor modifications as deemed appropriate during review. The proposed amendment is considered consistent with the existing Environmental Impact Report for the project. *Staff: Larry Johnston*

5. **WORKSHOP:**

   ***11:00 A.M.**
   A. HOUSING WORKSHOP. *Staff: Larry Johnston*

6. **REPORTS:**
   A. DIRECTOR
   B. PLANNING COMMISSIONERS

More on back...

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DRAFT MEETING MINUTES
August 9, 2007

Commissioners present: Scott Bush, Sally Miller, Dan Roberts, Paul Rowan. **Absent**: Steve Shipley.

Staff present: Scott Burns, director; Keith Hartstrom, principal planner; Greg Newbry, senior planner; Haven Kiers, associate planner; Evan Nikirk and Walt Lehmann, public works; Mark Magit, assistant county counsel; C.D. Ritter, commission secretary.

1. **CALL TO ORDER**: Chair Sally Miller called the meeting to order at 10:07 a.m. and introduced new commissioner Daniel Roberts.

2. **PUBLIC COMMENT**: No items.

3. **MEETING MINUTES**: Review and adopt minutes of July 12, 2007. (Bush/Rowan. Ayes: 3-0. Abstain: Roberts. Absent: Shipley.)

4. **PUBLIC HEARING**:
TENTATIVE PARCEL MAP 37-187/MADDOCK. The proposed project on 76 acres (APN 25-200-31) consists of four residential lots (10.06, 13.06, 18.80 and 34.52 acres) with individual wells and septic systems. The property is located in Hammil Valley primarily on the east side of U.S. Hwy. 6 (with one lot on the west side), approximately one-half mile north of Black Rock Mine Road and approximately 15 miles north of the Inyo/Mono county line. The General Plan designation is Rural Residential with a 10-acre minimum lot size (RR 10). In accordance with Section 15183 of the California Environmental Quality Act Guidelines, a prior EIR is being used. *Staff: Haven Kiers*

Haven Kiers and Keith Hartstrom summarized the proposal and outlined how the project meets requirements. Applicant Maddock was present. Commissioner Miller requested a review of the concept of development credits. Hartstrom indicated they are assigned by total acreage (76), four for the first 40, one additional for increments. Credits are a function of map approval. Development credits allow subdivision. A lot with two credits could be divided further.

Scott Burns mentioned a contentious relationship between pro-development and agricultural interests. In the 1980s, the County devised the cluster concept to preserve as much ag land as possible.

Hartstrom indicated a previous submittal for four lots and a remainder. Creating four lots results in five development credits. The largest parcel has potential to subdivide into two lots. Development credit equates to a lot for one SFR. Density is assigned based on acreage.

Mark Magit indicated that Hammil Valley and Bridgeport devised development credits to limit overall density. Credits can be transferred only within the same area.

OPEN PUBLIC HEARING. Dave Laverty, Triad/Holmes Associates, mentioned that an old ranch from 1970s was changed into a water-ski lake with 15-17 development credits. A few credits still remain. Development credits are a limitation on zoning.

June Banta expressed written concern about preserving the Murphy Creek drainage. Condition #39 indicates a 75' easement, so a 150' swatch would protect drainage. **CLOSE PUBLIC HEARING.**

MOTION: Approve Tentative Parcel Map 37-187 as presented. (Bush/Rowan. Ayes: 4-0. Absent: Shipley.)

5. WORKSHOP: LOT COVERAGE STANDARDS – LIMITED IMPACT DEVELOPMENT.
Staff: Greg Newbry

Greg Newbry indicated Mono County has strict requirements on impervious (60% natural, landscaping, etc.) surfaces. Design should keep water on site instead of running down the street. Pavement blockers reduce runoff by 30% to 80% and are visually attractive and easy to maintain. Curbs only serve to funnel water elsewhere. If a curb is used, have holes for water to escape. In Seattle 90% of runoff was handled by LID. Depressions allow water to collect and percolate. Portland maximizes the number of trees (one per four parking spaces). Vons in Mammoth is a sea of asphalt with a few trees, but doesn't resemble natural surroundings. Engineers have a mathematical, linear perspective (get from point A to point B), whereas planners think about people. Fire access? Need a balance between safety and quality of life. Developers want to carve up parcels, make their money and walk away. Benton doesn't want square dirt parcels with wide roads. A culvert under each driveway in a subdivision would handle storms.

Commissioner Miller expressed greater concern about modifying parking requirements than LID. She presumed LID issues could consume a huge amount of staff time.

Burns indicated that Down Canyon in June Lake has small lots that are challenged to meet minimum lot coverage. Newbry suggested granting a 40% reduction for pavement blockers as an incentive. Burns reminded that Department of Public Works oversees drainage requirements. Newbry was concerned about lots near the Walker River and preventing pesticides and herbicides from entering the river.

Commissioner Rowan noted that a swale on Sierra Star golf course in Mammoth Lakes flooded into surrounding neighborhoods. One person's project enhancement later could affect others adversely. There's a need to analyze where everything would go in a flood to avoid impacting others. Consider providing handouts to educate SFR builders.

Commissioner Roberts advocated keeping water on site and indicated that June Lake has talked about it for some time.

6. REPORTS:

A. DIRECTOR: 1) White Mountain Estates: Currently responding to comments in preparation for a late September evening commission meeting in Chalfant. Field trip to site first? 2) Keith Hartstrom: This is Hartstrom's final commission meeting before his retirement Aug. 24. 3) Rodeo Grounds: The LDTAC will review application completeness Aug. 20. Housing Authority meets Aug. 14 to discuss housing requirements. Intrawest applied for a GPA, but needs to submit specifics and info on consultants.

B. COMMISSIONERS: Re a late September meeting, Commissioner Bush wondered whether the commission ought to be "running around the county unless a lot of community interest is evident." He suggested meeting in Bridgeport as usual and not setting a precedent of meeting wherever a project exists.

7. ADJOURN: 11:25 a.m.

Respectfully submitted,
C.D. Ritter, commission secretary

7. **INFORMATION:** "New developments mask wild land's deadly threat" – Christopher Hawthorne, *Los Angeles Times* staff writer

8. **ADJOURN.**

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.

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DRAFT MEETING MINUTES
September 13, 2007

Commissioners present: Scott Bush, Dan Roberts, Steve Shipley. **Absent**: Sally Miller, Paul Rowan.
Staff present: Scott Burns, director; Larry Johnston, principal planner; Greg Newbry & Gwen Plummer, senior planners; Walt Lehmann, public works; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary.

1. **CALL TO ORDER**: Vice Chair Scott Bush called the meeting to order at 10:11 a.m.

2. **PUBLIC COMMENT**: No items.

3. **MEETING MINUTES**: Review and adopt minutes of Aug. 9, 2007. Continue till next regular meeting due to commissioner absences.

4. **PUBLIC HEARINGS**:
*10:15 A.M.
A. AMENDMENT #1 TO SIERRA BUSINESS PARK SPECIFIC PLAN/Mono County. The proposal would amend the Specific Plan to: 1) allow up to, but no more than, six total caretaker units within the Specific Plan area; 2) modify parking standards to be in accordance with the Mono County Land Use Element, Chapter 06: Development Standards – Off Street Parking; 3) ensure that each site has proper snow-storage capacity, in accordance with Mono County 4.30 Snow Storage Requirements; and 4) make other minor modifications as deemed appropriate during review. The proposed amendment is considered consistent with the existing Environmental Impact Report for the project. *Staff: Larry Johnston*

Larry Johnston outlined the background of the Sierra Business Park and the existing requirements for caretaker units, parking and snow removal. He noted that limitations exist for caretaker units due to limited septic-tank capacity and safety issues, such as conflicts between residential and industrial uses. However, staff has received inquiries from potential business owners asking for a few more caretaker units, such as would be used with mini-storage. For parking and snow storage, staff is suggesting default to the standard ordinance requirement, with snow storage at 25 percent ratio.

OPEN PUBLIC HEARING. Rob Morgan, of Marzano & Sons, wondered why caretaker units should be limited to six if the project could support it. Citing housing costs, he suggested unlimited units. Morgan asked whether the owners association has authority to limit children, school buses, etc. and specify man-and-wife caretakers. Apartment owners limit pets all the time.

Elizabeth Bock, of Total Storage Management, showed a spreadsheet with actual management teams at storage projects elsewhere. The majority of people on site were retired or semi-retired couples with no children living at home. **CLOSE PUBLIC HEARING.**

DISCUSSION: Johnston noted that prior to Sierra Business Park, there were few heavy commercial projects in the county. Most lots Sierra Business Park are half-acre, with sewage capacity of 250 gallons. The proposed caretaker units must fit sewage capacity. Owners would have to show that a caretaker is required for the project. Johnston indicated one project has combined service

commercial with storage, which would need restrooms plus caretaker units. The term "caretaker" has not yet been defined.

Commissioner Shipley suggested keeping the restriction of a caretaker, not an apartment above a business, which is mixed use. A caretaker should be an integral part of a business.

Commissioner Bush thought anyone could claim the need to be there to protect property.

Morgan suggested that bylaws, which could limit residents to adults only, could be done within a month. He saw too much discretion without guidelines.

Commissioner Bush suggested accommodating two new caretaker units for the mini-storage project, and continuing the topic till later. Johnston indicated the hearing would be continued anyway due to inadequate noticing of property owners. This would give time for Morgan to go to the Sierra Business Park owners association.

Commissioner Roberts cited benefits of having a few people on site for security and reducing transportation to/from work.

There was no discussion regarding parking or snow storage.

ACTION: Continue Amendment #1 to Sierra Business Park Specific Plan to next regular meeting, Oct. 11, 2007.

B. SECOND EXTENSION OF PARCEL MAP 31-88/Oremus. The proposed project would divide APN 02-430-18, totaling 17.66 acres, into lots of ~~5.34~~ ***5.46*** and ~~12.06~~ ***12.22*** acres plus a road. The property is located along the east side of Eastside Lane, about a mile north of U.S. 395. The General Plan designation is Rural Residential with a minimum five-acre lot size (RR 5). *Staff: Gwen Plummer*

Gwen Plummer outlined the map extension that was requested in order to meet conditions.

OPEN PUBLIC HEARING. No comments. **CLOSE PUBLIC HEARING.**

MOTION: Approve Second Extension of Parcel Map 31-88. (Shipley/Roberts. Ayes: 3-0. Absent: Miller & Rowan.)

C. PARCEL MAP 31-96/Medina. The proposed project (APN 02-460-20) would subdivide a 17.5-acre parcel into three lots with a minimum of five acres each. The property is located off Burcham Flat Road, southeast of the community of Walker. The General Plan designation is Rural Residential with a five-acre minimum (RR 5). *Staff: Gwen Plummer*

Gwen Plummer outlined the proposal. Existing code violations must be abated.

OPEN PUBLIC HEARING. Dave Laverty, Triad/Holmes Associates, attended the LDTAC meeting on this project and was present to answer questions. **CLOSE PUBLIC HEARING.**

MOTION: Approve Parcel Map 31-96. (Shipley/Roberts. Ayes: 3-0. Absent: Miller & Rowan.)

D. USE PERMIT 31-04-05/Glassburn. Proposal is for a three-bay metal building in Walker to operate an auto repair business. The use includes paved parking in front and fenced area in back for vehicle storage. The property (APN 02-353-11) is located on the east side of U.S. 395. The General Plan designation is Mixed Use (MU). The project qualifies as a Class 3, 15303 Categorical Exemption for new construction or conversion of small structures. *Staff: Greg Newbry*

Greg Newbry reviewed the proposal in a PowerPoint presentation.

OPEN PUBLIC HEARING. No comments. **CLOSE PUBLIC HEARING.**

DISCUSSION: Commissioner Shipley described the frontage as "out in front of the world." Maybe the building should be turned so the entrance does not face the roadway.

Commissioner Bush noted that if the building faces the street, people can see when the business is open. Wind is also a factor. No negative comments were received from the community.

The roof color should be dark sage or dark brown, but painted color wears off. It should look like a business instead of a shed. Lighting was not addressed, as Walker chose not to be subject to dark sky regulations. Newbry noted that Condition #10 should read June 1, 2008, not 2009.

MOTION: Approve Use Permit 31-04-05, with Condition #10 stating ~~June 1, 2009~~ ***June 1, 2008.*** (Shipley/Roberts. Ayes: 3-0. Absent: Miller & Rowan.)

5. **WORKSHOP**: No items.

6. **REPORTS**:

A. DIRECTOR: 1) White Mountain Estates: Sept. 20 meeting in Chalfant preceded by site visit. 2) Rodeo Grounds: On BOS agenda for contract approvals. Economic analysis upcoming. 3) Communications inventory: Map locations of cell towers. Applicants should look at infrastructure and co-locate if possible. Check broadband. Greg Newbry indicated that the future is technology, and access is paramount for any community to succeed. 4) Mono Budget: Scheduled for adoption Sept. 18. 5) Planning Commissioners conference: Coming up Oct. 26-27. 6) Transit: Cut Mammoth-June Lake-Lee Vining route in half. Maybe promote Tom's Place/Mammoth route. Inyo-Mono Transit morphed into Eastern Sierra Transit Authority, with counties and towns on board. 7) Land tenure: Mono encourages. Still might get county line subdivision on Hwy. 6. 8) Parcel map scoping: Starting wildlife and vegetation studies, holding off on EIR requirement. Conservation interests talking to landowners.

LARRY JOHNSTON: Mono Basin RPAC is considering workforce housing north of Lee Vining high school (co-owned by LADWP and school district) behind the county yard (owned by LADWP). The June Lake Trail Plan has been resurrected by the June Lake CAC. The Rock Creek Estates (C&L) project draft EIR will be released by year's end; sufficient water appears available from a 1,700-ft. well on the site.

GREG NEWBRY: The visioning process funded by Caltrans visualizes communities in 20 years. Benton residents prefer to plan instead of growing one subdivision at a time. There is concern about design standards and the commercial area at the intersection of U.S. 6 and S.R. 120. The visioning process was suggested at Antelope Valley RPAC.

B. PLANNING COMMISSIONERS: Shipley said Crowley Lake community wants islands to be something other than a weed collection.

7. **INFORMATION**: No items.

8. **ADJOURN: Noon.** Reconvene at a Special Meeting to consider the White Mountain Estates project Sept. 20, 2007, at 4 p.m. at the Chalfant Community Center.

Respectfully submitted,
C.D. Ritter, commission secretary

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DRAFT SPECIAL MEETING MINUTES
September 20, 2007
Chalfant Community Center, Chalfant Valley, CA

Commissioners present: Scott Bush, Sally Miller, Dan Roberts, Paul Rowan, Steve Shipley.

Staff present: Scott Burns, director; Larry Johnston, principal planner; Gerry Le Francois, senior planner; Evan Nikirk & Walt Lehmann, public works; Laurie Mitchel, consultant; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary.

1. **CALL TO ORDER:** Chair Sally Miller called the meeting to order at 4:10 p.m.

2. **PUBLIC COMMENT**: No items.

3. **PROJECT SITE VISIT**. The Planning Commission and staff conducted a site visit of the White Mountain Estates project in southern Chalfant Valley. Gerry Le Francois presented verbal descriptions and maps of the project.

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

5. **PUBLIC HEARING**
WHITE MOUNTAIN ESTATES SP/EIR/GPA 06-01. Consider the Environmental Impact Report (EIR), Specific Plan (SP) and General Plan Amendment 06-01 for the White Mountain Estates project (APN 26-240-09 & -10) in southern Chalfant Valley near the intersection of U.S. Highway 6 and White Mountain Estates Road. The project proposes: 1) subdivision of 70.38 acres into 45 single-family residential lots (overall project density of 1.5 acres per dwelling unit), one utility lot (0.78 acres) for water and propane tanks, three lots for open-space uses (1.46, 3.81, and 9.08 acres), and a remainder parcel (19.23 acres) that allows one single-family residence; and 2) General Plan Amendment 06-01 to redesignate the project site as Specific Plan (SP) from the current Rural Mobile Home (RMH) designation. Within the Specific Plan, planned land uses include single-family residential with a ½-acre minimum lot size (SFR ½), Open Space (OS), Utility (U), and Specific Plan/Single Family Residential (SP/SFR). *Staff: Gerry Le Francois*

Sally Miller outlined the procedure for a Special Meeting.

Gerry Le Francois presented a PowerPoint on the history of an earlier unapproved project and features of the current project.

Laurie Mitchel, who prepared the EIR, described issues she encountered. Highway improvement: intersection of White Mountain Road and Hwy. 6. Vegetation: Sensitive plant species on site and springs with riparian vegetation. Wildlife: The study recommended protection of areas around springs for wildlife. Cultural resources: The study indicated one significant site was avoided. Hydrologic: Consultants will describe extensive studies conducted. Drainage: Follows natural drainage paths on site and flows through existing area, out to LADWP land. Faults: Steeper, eastern portion has faults. Setbacks from faults are required by Alquist-Priolo.

The EIR contains three alternatives: 1) no project; 2) reduced project with only 39 lots next to existing development; or 3) reduced development with 19 lots. Agencies, groups and individuals submitted 11 written comments on the EIR, and several late comments were received.

Summary of agency issues: BLM issues related to fencing; DFG was concerned with springs; Caltrans proposed highway improvements (deceleration lane, moving cattle guard); LADWP

mentioned the groundwater demand; Native American Heritage Commission had concerns with cultural resources; White Mountain Estates Water Co. preferred one water system; and the Homeowners Association wanted access to the existing common area. Individual respondents: Mike McWilliams mentioned a single water system, fault concerns, and common area; Peter Pumphrey preferred one water purveyor and had concerns for fire safety and highway safety; and Andy Zdon mentioned groundwater analysis errors, one water system, and circulation improvements. Mitchel summarized her responses to comments.

Le Francois reviewed all parts of the document: Specific Plan, EIR, Appendices of studies, Final EIR with comment letters and responses, GPA 06-01 changes land designation, and Tentative Tract Map 37-46 (design and improvements of APNs in question and a set of conditions). The Planning Commission was asked to recommend action by the Board of Supervisors.

OPEN PUBLIC HEARING: Developer's attorney Steve Kappos cited three years of extensive studies for moderate-priced housing developed in two phases. Unresolved issues: 1) Building setbacks: 30′ between buildings on half-acre lots is unreasonable. The Fire Protection District indicated 30′ between buildings on adjoining lots. 2) Affordable units: Before 50% of the project is developed and sold, both affordable units must be sold. Kappos contended that the developer has no control over qualified buyers, and this restriction could hold up sale of the entire project. He suggested changing to one affordable unit with 1/3 of the project sold, the other by the time it's 2/3 sold. 3) Conservation easement: Involves springs area in perpetuity. The intent is to approach federal authorities on trading the remainder parcel, hence no need for a conservation easement. Offer the land unencumbered. 4) Road repair: The developer is expected to provide extensive crack repair down to the highway and the County would follow later with an overlay. Kappos contended it's not fair for the developer to foot the bill when he didn't even use the road. The developer already has responsibility of a costly deceleration lane and moving a cattle guard. New owners would comprise only half of road users.

Rob Traylor, Golden State Environmental, incorporated regional data with site-specific data. Wells are over 300′ deep, with three wells drawing water from the same overall system. Valley alluvium, basalt flow, and alluvial fan material are integrated as one. Approaching the mountains, "fault gouge" is evident. Alluvium was eroded by surface water. Phase I has no influence on wells in Phase II.

Dan Totheroh, representing White Mountain Mutual Water Co., suggested providing water by annexation to the system. Mono considered a Community Service Area, but needs community water system approval. Note: Existing shareholders are happy with the existing company but are concerned with unknown, increased fees. Financial analysis showed that all parties would save if systems combined. He encouraged one White Mountain community, not two.

Mike McWilliams, homeowner, referred to a revised geologic map that shows minimum building areas. Why should homeowners provide signs regarding trespass onto public land, as suggested by BLM? Other issues: 1) disposition of a spring on the remainder lot used as a traditional water source for livestock and wildlife is unclear; 2) the existing common area, designated as open space, is not in compliance with county codes; 3) the water company's transition line between lots 31 and 32 is the only easement not accepted by the County; 4) offer the affordable units for sale; 5) capping and sealing the road is a County responsibility; and 6) have one water system.

Tom Conn, president of the homeowners association, questioned: 1) well influence (Traylor responded that heat transfer analysis equations have been established 70 years and are the USGS industry standard. It is based on actual data derived from wells with same methodology.); 2) boundaries and possible encroachment onto existing property; and 3) traffic impact on White Mountain Road, especially speed on a steep grade that puts pedestrians, cyclists and kids at risk.

Dave Bushlow, resident of Chalfant West, predicted the affordable units would sell at once. Constraint on developing the rest should be dealt with easily. If the land is traded, remove the conservation easement. Traffic problems would be exacerbated by new development.

In response to Commissioner Shipley's inquiry about water source and draw-down effect, Dale Schneebergen did field work and observed significantly more drawdown in a second well due to permeability.

John Langford, BEAR Engineering, mentioned that surveys of the area indicate that the first phase seems to match with the second. He examined the Tract Map with a fine-toothed comb, and addressed adjoining property conflict. The survey should be clear.

Kappos emphasized developing in a responsible way, especially the water system.

Bob Stark, developer, indicated that water lines crossing faults would be handled. Phase I has existed for 27 years with no problems. Three small faults near the existing hilltop water tank are problematic. The need for affordable housing is a big deal, and he has pursued that with a fine product, representing modular as opposed to manufactured homes. Road repair is a heavy burden. The road was designed 27 years ago for both tracts, so has had lighter use from Phase I only. Originally it was dedicated as a County road. **CLOSE PUBLIC HEARING.**

Reconvened at 8:15 p.m. for staff response to public comments:

Fire-safe setbacks: The 30-ft. setback applies to one-acre lots; these are half-acre.

Affordable housing: Larry Johnston, principal planner, has worked with the Housing Authority/ Board of Supervisors to devise a complete housing program for the county. The income level to qualify for affordable housing is 120% of area median income. Almost every development includes a housing component. It's essential that the two affordable units be sold sometime soon so people can actually live in them. In Phase I affordable units would still not be built, as empty lots exist. Commissioner Bush questioned selling them vs. offering for sale. There could be a point where the house might have to be discounted in order to sell it. Housing is part of infrastructure cost of a project, and it may be a loss to the developer. An option is spreading the cost of housing over the remaining lots. If two-thirds are sold late in the game, it could be 15 years. The Ranches at Osage Circle, approved prior to the housing ordinance, has one remaining lot designated AH, but can't sell it. The developer didn't sell it early enough or make it affordable.

Conservation easement: A conservation easement exists unless a transfer to public ownership takes place.

Road work: Evan Nikirk, public works director, indicated that the existing 43 lots + 45 new lots would double round-trip traffic on the county road. He presented costs of street improvements for recent subdivisions and the cost of the County's current grind-and-overlay project. The repairs would involve removing 200 cracks and patching. It would be to both the County's and developer's benefit to bring the road up to a better standard. Although not done for Phase I in 1980, a Zone of Benefit is now required. Mitigation provides the only opportunity to offset impacts, and every subdivision is subject to this. .

Commissioner Bush noted that Phase I would get it free but Phase II would pay. He pointed out that the tax base rises when houses are built. Phase I owners use the road to access their property.

If this subdivision were not built, when would Mono fix the road? Nikirk stated that the road would continue to deteriorate, as gas taxes – not property taxes – pay for road maintenance.

Commissioner Roberts recalled that Leonard Avenue in June Lake was constructed long before a subdivision was ever built.

Stacey Simon cited a legal explanation for the changes. Proposition 13 changed the funding landscape for local governments. The majority of tax revenue comes from corporate or business-owned property. Lands do not change hands that often. Property tax revenue is limited even today, so costs are charged to private developers. Zones of Benefit can be set up when property is developed; later would require a 2/3 vote of the people.

Fault impact on water line: Staff suggested providing engineering solutions for new lines. To satisfy the mutual water company's concern, soften the wording from "shall" to "should," although the applicant is comfortable with shall. Consider possible adjustments to language if a consensus can be reached between developer and the water company. If not, the language would stand.

DIRECTIVE: *Direct staff to facilitate the process between applicant and mutual water company and report to the Board of Supervisors.*

Building envelopes: Established for lots 31-34.

Infrastructure: Improvements such as cluster mailboxes are up to the new homeowners association to maintain.

Dam on spring: This preexisting condition is a civil issue between existing and new owners.

Trespass on Lot A: A land use violation exists on the property. Current homeowners won't own Lot A till it is conveyed to them. The violation needs to be cleared up.

Easements across 31 & 32: Offers of dedication were received for an easement for water line and drainage. Mono rejected an earlier drainage and utility easement, as the County does not operate water systems. Easements still exist on the property. Nikirk suggested that the existing water line easement was accepted by the water district through use. For Phase II he suggested an easement granted to the existing water district by separate instrument prior to map recording.

PROPOSAL: *Easements shall be offered for all proposed utilities.*

Traffic calming, excessive speed: Staff suggested BOS consider this driver-behavior issue.

Number of lots: Staff recommended 45 lots + remainder.

Water: Staff recommended a combined water system.

DISCUSSION: Commissioner Shipley expressed concern over affordable housing. Get it on the market ASAP. Mono should maintain the road, as new owners have nothing to do with its degradation. Passing the inflated cost of development on to owners would defeat affordable housing. Keep minimal impact on developer so properties could sell at a reduced rate. Already the developer is moving the cattle guard. Should new owners pay for existing problems? He viewed multiple water systems, such as Crowley Lake's, as an absolute nightmare. Speeding is a runaway issue, as it were -- the more people show up, the faster they go. The condition of the road actually helps calm traffic. The road would not be in a Zone of Benefit, so the developer could pass along the cost.

Commissioner Roberts saw an opportunity to improve the road, but thought there might be reasons not to improve it (i.e., traffic calming).

Commissioner Bush wondered how costs would be kept low if buyers had to pay for the road. Should the developer have to find AH buyers? He hated to see the project stopped because a buyer couldn't be found. The units would have to sell eventually, as the market seems to take care of itself. A stigma always exists with AH. A $1 million house might become a $200,000 house. Developers take a loss on AH compared to market value, but they must conform to housing guidelines. If no condition is imposed, the unit could be delayed for 20 years.

Commissioner Rowan thought residents could run out of water with only one water system. When would Mono actually repair the road? A $2,000/unit assessment is not a lot of money for someone who could afford a modular unit. The real need is AH, especially at this location.

Commissioner Miller thought it critical that Mono honor its own housing policy to avoid setting bad precedent. The project has been planned for years and provides infill development adjacent to an existing community. A cost of development is to mitigate foreseeable future impacts. The cost/lot is not huge. She found it disingenuous and dangerous to say a bad road provides traffic calming. She suggested asking the Mono Supervisors to consider traffic-calming measures. The new association should pay for signs to protect springs. An easement involves BLM rules and regulations as well as the value of the land. The easement needs to remain. Talk to BLM on resolution.

MOTION: Adopt Resolution 07-01 for the White Mountain Estates Specific Plan/EIR/GPA 06-01/Tentative Tract Map 37-46 subject to the following commission recommendations: 1) staff is to consider traffic calming measures; 2) developer and Public Works must agree on acceptable levels of repairs on White Mountain Estates Road; 3) setbacks between buildings are to be 30 feet and from side property lines 15 feet; 4) staff and the developer are to review the proposed conservation easement outlined in Policy 3-B, Program 3-B on the remainder parcel and lot D; and 5) affordable housing implementation is to remain as outlined in Policy 2-B, Program 2-B. (Shipley/Miller. Ayes: 4. No: Bush.)

ALTERNATIVE MOTION: Same, except proponent would be responsible to build but not to sell AH units. Commissioner Bush's motion was intended to clarify that he was not voting against the project.

6. **ADJOURN:** 9:30 p.m.

Respectfully submitted,
C.D. Ritter, commission secretary

Mono County
Community Development Department

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commdev@mono.ca.gov

Planning Division

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Date: November 8, 2007

To: Mono County Planning Commission

From: Gwen Plummer, Senior Planner

Re: Second One-Year Extension of Vested Tentative Tract Map 37-57/Lakeridge Ranch Specific Plan Phase II

RECOMMENDATION

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

A. In accordance with CEQA Guidelines Section 15182, acknowledge that a Specific Plan was previously approved for the project on Jan. 1, 1980, and thus no EIR or Negative Declaration needed to be prepared at that time for a residential project undertaken pursuant to and in conformity to that Specific Plan.

B. Approve the second one-year extension of Vested Tentative Tract Map 37-57/ Lakeridge Ranch Specific Plan Phase II to Dec. 14, 2008, subject to the previous Conditions of Approval and Mitigation Monitoring Program as contained herein.

PROJECT DESCRIPTION

Project Phasing

Tract Map 37-50 for 32 lots was approved by the Mono County Board of Supervisors on May 8, 2001, as Phase I. The project proponent is in the process of developing the remaining balance of the property (60.93 acres) as Phase II with Tentative Tract Map 37-57 (82 lots).

Project Description

Tentative Tract Map 37-57 (Phase II) would subdivide APN 60-220-08, totaling 60.93 acres, into 82 residential lots from 15,029 to 26,348 sq. ft. The project will be serviced by Mountain Meadows Mutual Water Co., and sewage disposal by Hilton Creek Community Services District. The project is located in the community of Crowley Lake, east of South Landing Road, at the end of Pearson Road. The project is being processed pursuant to Lakeridge Ranch Specific Plan and EIR.

More information can be found in the attached Board of Supervisor's staff report from Dec. 7, 2004, and the discussion regarding water issues in the Planning Commission minutes from the First Extension, Dec. 14, 2006.

Expiration-Extensions of Time

Mono County Code Section 17.36.120 E. states, "Where there has been a timely written application for an extension of a tentative map, the tentative map shall not expire until a decision has been given by the planning commission and any appeals therefrom to the board of supervisors have been decided or the time limits for such appeals have expired."

The project applicant has requested the extension because of unfavorable market conditions. The first one-year extension was granted Dec. 14, 2006, in order to complete processing of various project conditions.

LDTAC Review

The Land Development Technical Advisory Committee met Oct. 16, 2007, to consider the project application. It was recommended to continue this item to their November 5 meeting pending research regarding the letter received just prior to the meeting from attorney Gregg Martino, representing the Sierra Springs Homeowners Association, stating concerns with the storm retention basin.

Attachments:

1. Letter from Gregg Martino dated Oct. 15, 2007
2. Board of Supervisor's Staff Report and Conditions of Approval & Mitigation Monitoring Program, Dec. 7, 2004
3. Notice of Tentative Tract Map 37-57 Approval, Dec. 7, 2004
4. Notice of Tentative Tract Map 37-57 First Map Extension, Dec. 14, 2006
5. Planning Commission Minutes for First Map Extension, Dec. 14, 2006

GREGG P. MARTINO
ATTORNEY AT LAW

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MAMMOTH LAKES, CA 93546

FACSIMILE
(760) 924-8901

October 15, 2007

Via Facsimile and email

Board of Supervisors
County of Mono
Bridgeport, CA

Planning Commission
County of Mono
Bridgeport, CA

Land Development Technical
Advisory Committee
County of mono
Bridgeport, CA

Re: Request for Extension of Tentative Tract Map No. 37-57
Lakeridge Ranch Estates (the "Project")

To Whom It May Concern:

I represent Sierra Springs Homeowners' Association (the "Association") with respect to the application by Lakeridge Bluffs ("Applicant") for an extension of Tentative Tract Map No. 37-57 (the "Tentative Map") for another year. The Association is a group of single family homes adjacent the Project. The Tentative Map (which relates to Phase II of the Project) was originally approved in December of 2004. At that time, as a condition of approval of the Tentative Map, the Applicant was required to complete the storm water retention basin (the "Storm Water Retention Basin") which had been constructed as a condition of the final approval of the map for Phase I of the project. The Applicant was required to complete the Storm Water Retention Basin in such a way so as to cover it and bring it level with surrounding grade (see condition No. 59 to the Tentative Map).

The Storm Water Retention Basin approved in connection with the final map as to Phase I, was done so based upon erroneous information as to topography (se the Association

was told) and, as it currently stands, is a large, open hole in the ground with a poorly constructed, low, chain link fence surrounding it. The current condition of the Storm Water Retention Basin is an eyesore to the area, especially to the homeowners of the Association; a danger to the public, particularly to the children of the Association (its current status is clearly an attractive nuisance); and does not appear to be performing the function for which it was designed (i.e. water from Phase I of the Project seems to run off over the retention wall as opposed to into the Storm Water Retention Basin.

The Storm Water Retention Basin has been in this dangerous and unsightly condition for three (3) years and, based upon applicable law, could be in this condition for at least another three (3) years if this extension to the Tentative Map is approved (i.e. 2 more one year extensions and than at least one year after recording of the final map before the Applicant is required to complete the required improvements relating to Phase II). The Association believes that this is too long a time period to allow the Storm Water Retention Basin to remain in its current dangerous and unsightly condition. The current basin should never have been approved in its existing form and design and, thus, to prolong its present condition for another possible three (3) years is unacceptable to both the Association and the public at large.

All of the applicable governing parties reviewing this application for an extension (the Board, the Planning Commission and the LDTAC) have discretion in approving the request to extend the life of the Tentative Map (see Bodega Bay Concerned Citizens v County of Sonoma (2005) 125 Cal. App. 4th 1061). The Association requests that the applicable agencies exercise that discretion in voting to disapprove of the extension. Such would then require the Applicant to file its final map within the next few months and then require the work to be done on the Storm Water Retention Basin at a much earlier time. In this way, the public, the Association and the environment would be served because the dangerous and unsightly and ineffective basin would be converted to a storm drain basin that would not be viewable by the surrounding area, would no longer be a danger to the public and, would, presumably be re-configured in such a way as to operate more efficiently.

The Association would be willing, however, to withdraw its objection to the extension of the Tentative Map if the Applicant agrees, in writing, to complete the work required under condition no. 59 to the Tentative Map on or before July 31, 2008. Such voluntarily cooperation by the Applicant would be greatly appreciated by the Association and is, in the Association's opinion, the right thing to do rather than to allow the current Storm Water Retention Basin to languish in its current condition.

Sierrasprings1
10/15/07

Thank you for considering the Association's comments and views on the Applicant's request for an extension.

If you need anything further, please feel free to contact me

Very truly yours,

Gregg P. Martino
GPM:me
cc: Sierra Star Homeowners Association

Mono County

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www.monocounty.ca.gov

Date: December 7, 2004

To: Mono County Board of Supervisors

From: Keith R. Hartstrom, Principal Planner
Gwen Plummer, Assistant Planner

Re: Amendments of the Lakeridge Ranch Specific Plan
Approval of Tentative Tract Map 37-57 (Lakeridge Bluffs)

RECOMMENDATION

The Planning Commission has recommended that the Board of Supervisors take the following actions:

A. In accordance with CEQA Guidelines Section 15182, find that the Lakeridge Ranch Estates Specific Plan was adopted after January 1, 1980, and thus no EIR or Negative Declaration need be prepared for a residential project undertaken pursuant to and in conformity to that Specific Plan.

B Adopt Board of Supervisors Resolution 04-___ taking action to approve amendments to the Lakeridge Ranch Estates Specific Plan.

C. Adopt the Findings for the Tentative Tract Map 37-57 as contained in the project staff report.

D. Approve Tentative Tract Map 37-57 subject to the Conditions of Approval and Mitigation Monitoring Program as proposed in the project staff report and as developed in the Lakeridge Ranch Estates Specific Plan.

PROJECT DESCRIPTION

Specific Plan

The Mono County Board of Supervisors did on August 1, 1995, adopt the Final EIR and mitigation monitoring program and Specific Plan for Lakeridge Ranch Estates.

The overall objective of the Lakeridge Ranch Estates Specific Plan is to provide lots for housing stock attractive to both permanent residents and second homeowners, while maintaining the rural recreational character of Mono County. The overall project proposed to subdivide the 79.5-acre parcel into 114 single-family residential lots, with a minimum parcel size of 15,000 square feet (0.34 acre), and an average parcel size of 0.59 acres (see Lot Layout). The subdivision encompasses the entire parcel, resulting in a density of 1.43 dwelling units per acre. The General Plan designated the site as Specific Plan (SP) with a minimum lot size of 15,000 square feet (.34 acres).

Project Setting

The Lakeridge Ranch Estates is located in the northeastern corner of the community of Crowley Lake. The site is approximately ½ mile east of South Landing Road, which connects with U.S. 395. The site is located on a series of small knolls that are intersected by several swales, draining generally toward the west and the south of the project. The project site is designated for residential use in the Specific Plan (see Hilton Creek - Vicinity Map).

The project site is surrounded on three sides by public lands managed by BLM. The west side is adjacent to Sierra Springs (total 70 lots/58.7 acres), Rocking R Estates (21 lots in Phase I/26.8 acres) and Sierra Meadows (14 lots/6.34 acres), all single-family subdivisions that are in the process of being developed. Vegetation in the project vicinity is predominantly sagebrush scrub (sagebrush, bitterbrush and rabbitbrush).

Access

Primary access to the project site will be provided via Pearson Road, as well as by Larkspur Lane/Lakeridge Trail. Roads within the subdivision will be maintained by a county service area.

Utilities

Utilities exist in sufficient capacity to serve the proposed residential uses. All new utilities extensions will be installed underground. The applicant will be required to obtain "will serve" letters from service providers.

Utilities will be provided as follows:

Water Supply:	Mountain Meadows Mutual Water Company
Sewage Disposal	Hilton Creek Public Utilities District
Electricity	Southern California Edison (underground for new extensions.)
Telephone	Verizon (underground for new extensions)
Fire Protection:	Long Valley Fire Protection District
LPG	Bulk Tank Farm

Project Phasing

Tract Map 37-50 for 32 lots was approved by the Mono County Board of Supervisors on May 8, 2001, as Phase I. The project proponent now intends to develop the remaining balance of the property (60.93 acres) with Tentative Tract Map 37-57 (82 lots).

Project Description

Tentative Tract Map 37-57 (Phase II) would subdivide APN 60-220-08, totaling 60.93 acres, into 82 residential lots. The subdivision is in conformance with the Specific Plan. The Specific Plan will be amended to clarify secondary housing/affordable housing directives, alternative landscaping and fencing requirements, and setback deviations to be implemented per approved building envelopes.

GENERAL PLAN CONSISTENCY

The goal of the Long Valley Area Plan is to maintain the rural residential character of the Long Valley communities in a manner that provides for commercial uses to serve community needs and that protects the area's visual, recreational and natural resources. The subject property is designated as Specific Plan (SP) with a minimum lot size of 15,000 square feet in the General Plan. The Specific Plan designation is used for larger undeveloped areas and to provide detailed

site-specific analysis and planning. The Specific Plan designation allows single-family residential development with a minimum lot size of 15,000 square feet.

Section 65454 of the Government Code requires a proposed specific plan to be consistent with the General Plan, including any applicable Area Plan. The Lakeridge Ranch Estates Specific Plan has been designed to be consistent with all provisions of the Mono County General Plan and the Long Valley Area Plan.

ENVIRONMENTAL IMPACT REPORT (EIR)

CEQA Guidelines Section 15182 provides "Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan." The proposed amendments to the specific plan will not result in additional potential adverse environmental impacts beyond those already analyzed in the Final Environmental Impact Reports (FEIRs). The proposed land use policy amendments are consistent with and not significantly different from policies in the General Plan. Proposed policy amendments primarily address how development will occur and how it will be integrated with existing development. The proposed amendments are minor and focus on clarifying existing specific plan policies. The overall buildout will not change from the approved specific plan.

In further compliance with CEQA Guidelines Section 15162, it is the recommendation of staff that the Planning Commission find that:

a. No substantial changes have been proposed in the project that will require major revisions of the previous EIR due to involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects; and

b. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects; and

c. No new information of substantial importance, which was not know and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, has been raised regarding the following:

    1. The project will have one or more significant effects not discussed in the previous EIR.

    2. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

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

    4. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon the above CEQA provisions, no further environmental review is required.

PLANNING COMMISSION REVIEW

The Mono County Planning Commission held a public hearing at the Crowley Lake Community Center on November 18, 2004, to consider the project application. The Planning Commission has forwarded the project with recommendations for adoption. Draft minutes from the Planning Commission hearing have been included in the attachments.

FINDINGS

Tentative Map Findings

The Planning Commission has recommended that Tentative Tract Map 37-57 be approved, and that the Board of Supervisors should make the following findings:

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

   (a) The division is consistent with the county General Plan and Long Valley Area Plan Land Use Designation of Specific Plan.

   (b) The project is consistent with the Specific Plan minimum parcel size of 15,000 square feet. The smallest proposed parcel is 15,029 square feet in size.

2) The design or improvements of the proposed subdivision is consistent with the existing General Plan because:

   (a) The Lakeridge Ranch Estates Specific Plan development standards allow lots with a minimum of 15,000 square feet.

   (b) The division proposes eighty four (84) lots with a minimum of 15,000 square feet each.

3) The site is physically suitable for the type of development because:

   (a) Each lot contains an area suitable for residential development. The parcels are suitable for residential development.

   (b) The 60.93-acre parcel is of sufficient size to allow proposed development.

4) The site is physically suitable for the proposed density of development because:

   (a) The parcel has suitable area and the parcel configuration has been adjusted to conform to the topography for the development of the 82 lots.

(b) The proposed division has lot sizes with suitable building sites for single-family development.

5. The subdivision and the proposed improvements are consistent with the Lakeridge Ranch Estates Environmental Impact Report, and mitigation measures have been included in project conditions. It is the finding of the Planning Commission that conditions do not warrant further environmental evaluation as described in Section 15162 (Subsequent EIR), and find that the mitigation measures contained in the environmental analysis plus project design changes mitigate potential environmental impacts identified in the Final EIR to a level of less than significant.

6) The design of the subdivision or type of improvements is unlikely to cause serious public health problems:

(a) This site is adequately served with public sewer and community water service.

(b) Potential impacts related to public health have been analyzed and mitigation measures have been proposed to reduce potential impacts to a level of insignificance and are required as conditions of project approval.

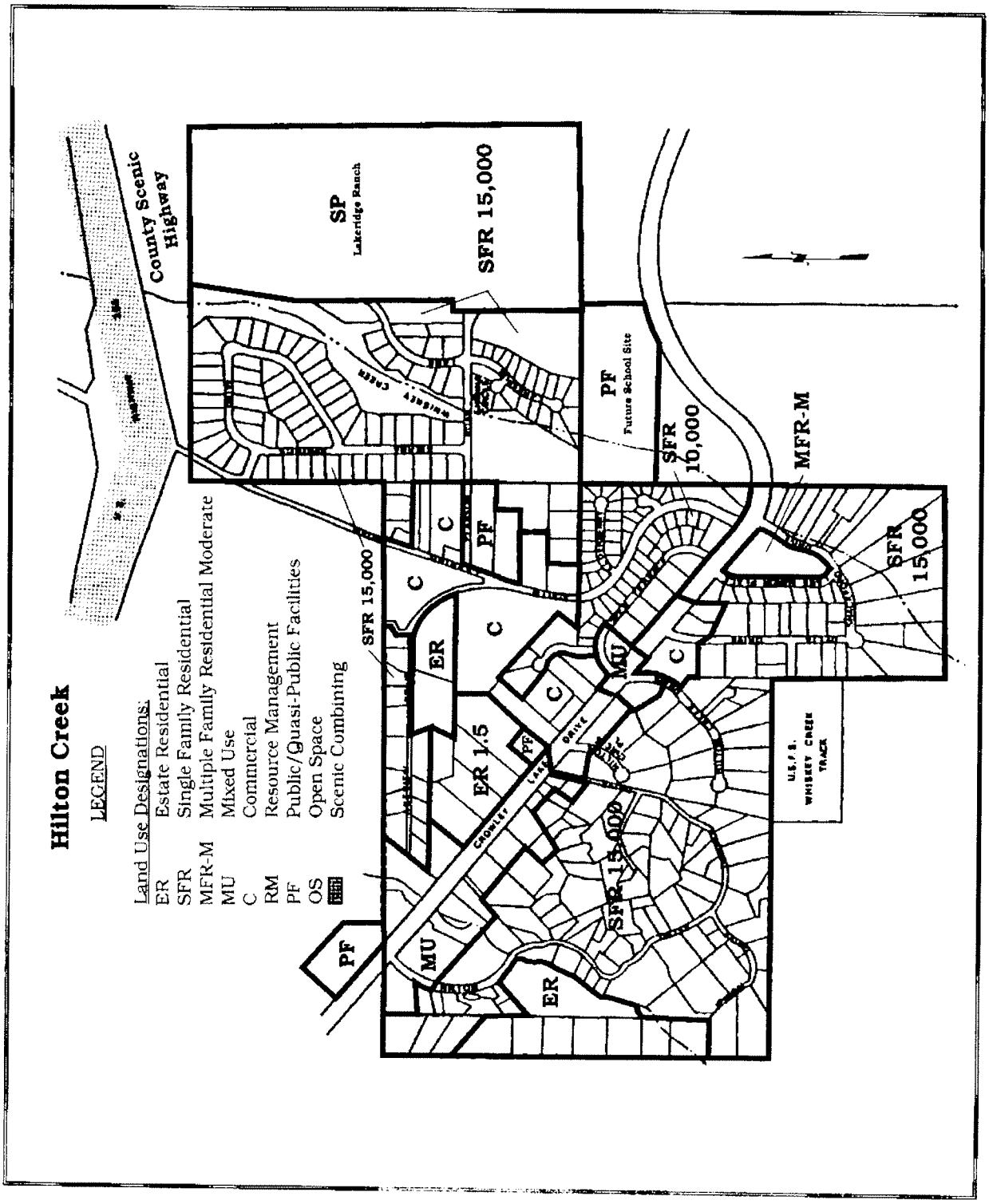
7) The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because:

(a) There was no evidence presented at the public hearing for this project indicating that the design of the subdivision or any improvements proposed in conjunction with the approval of the subdivision will have a substantial impact or conflict with easements acquired by the public, for access through or use of the property, within the proposed subdivision.

(b) The project proposes to provide paved roads to provide access to the proposed lots.

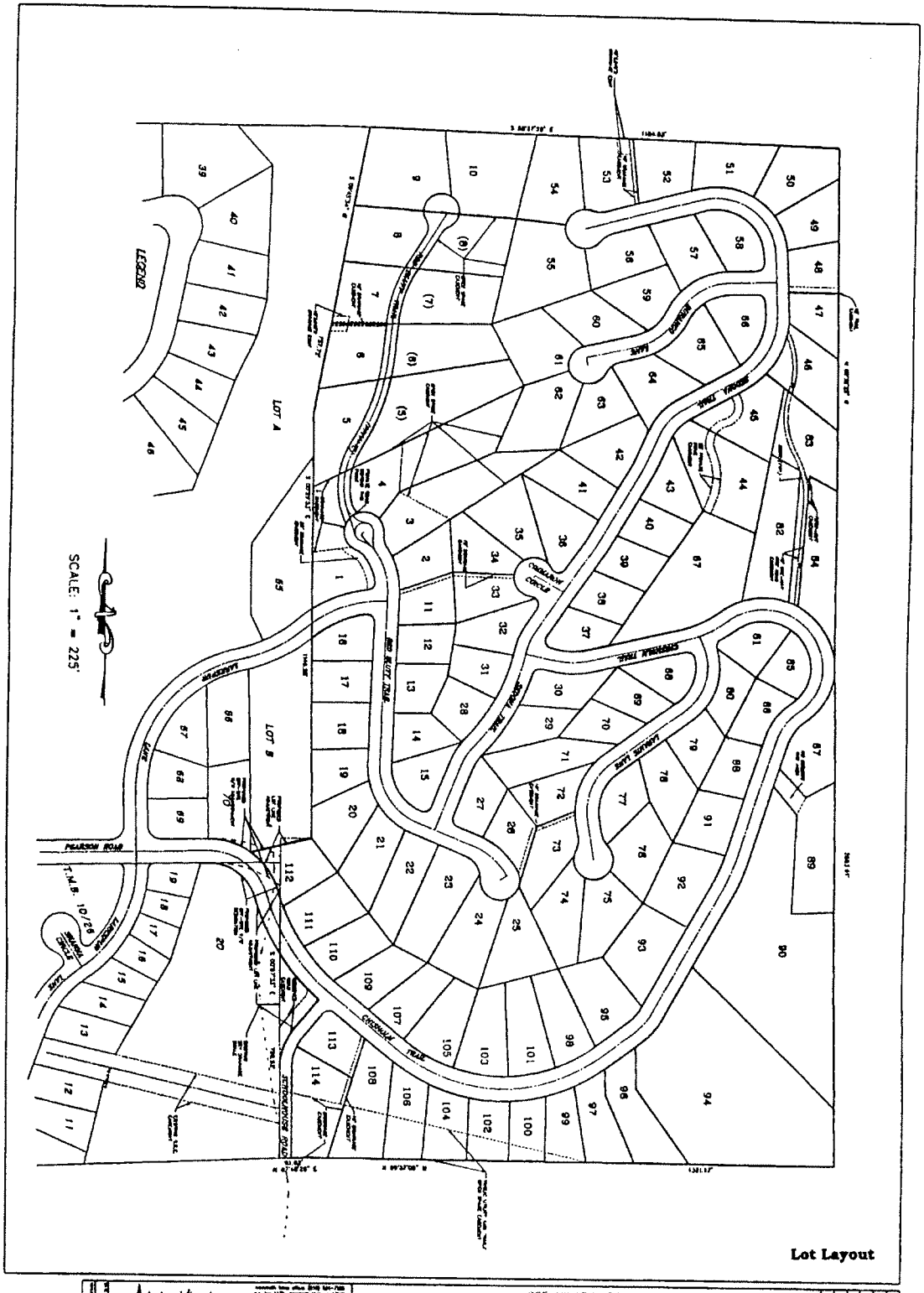
8) Determine that the division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right of way or easement.

GENERAL SITE MAP



November 2000 FIGURE 81

SPECIFIC PLAN MAP

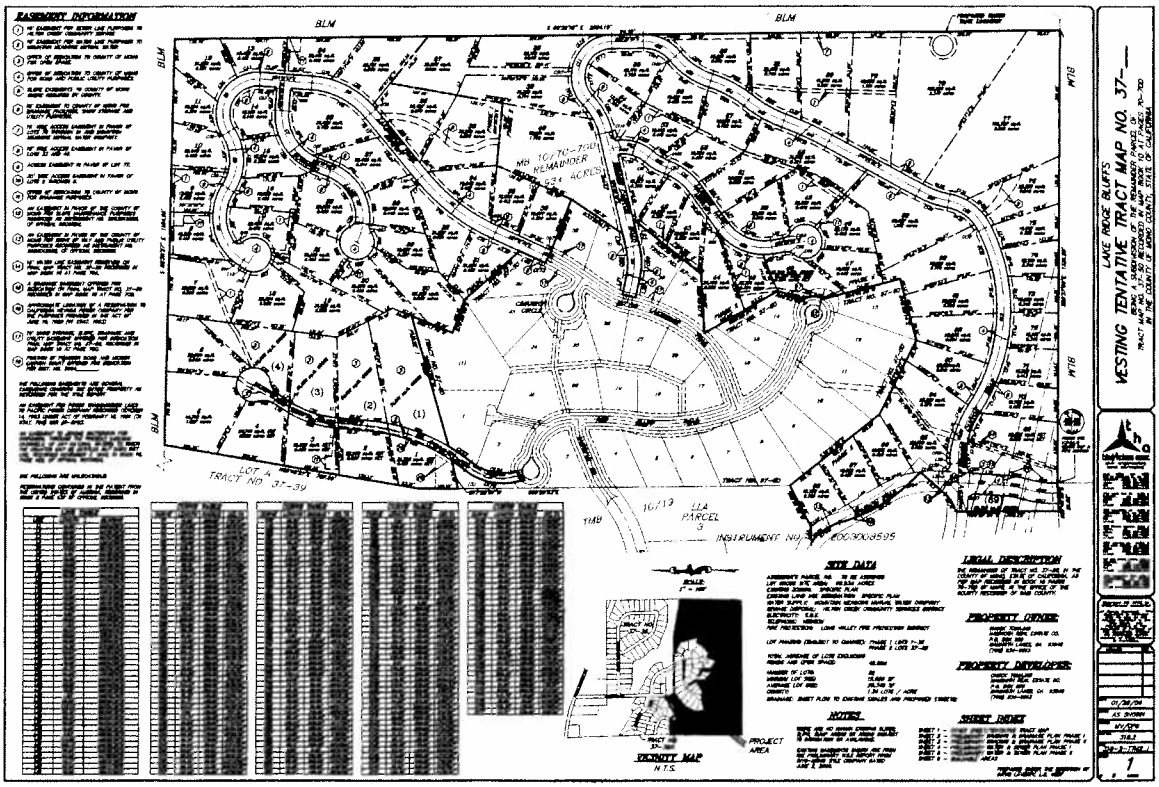


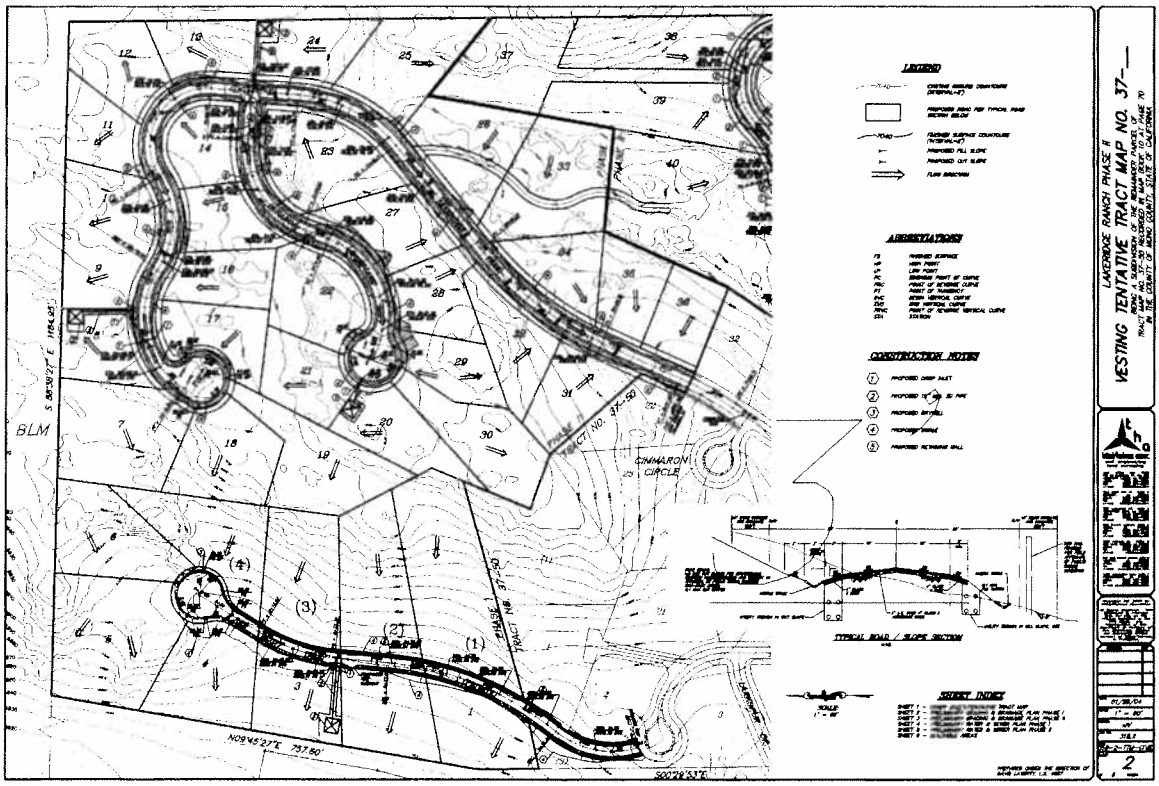
triad/holmes associates

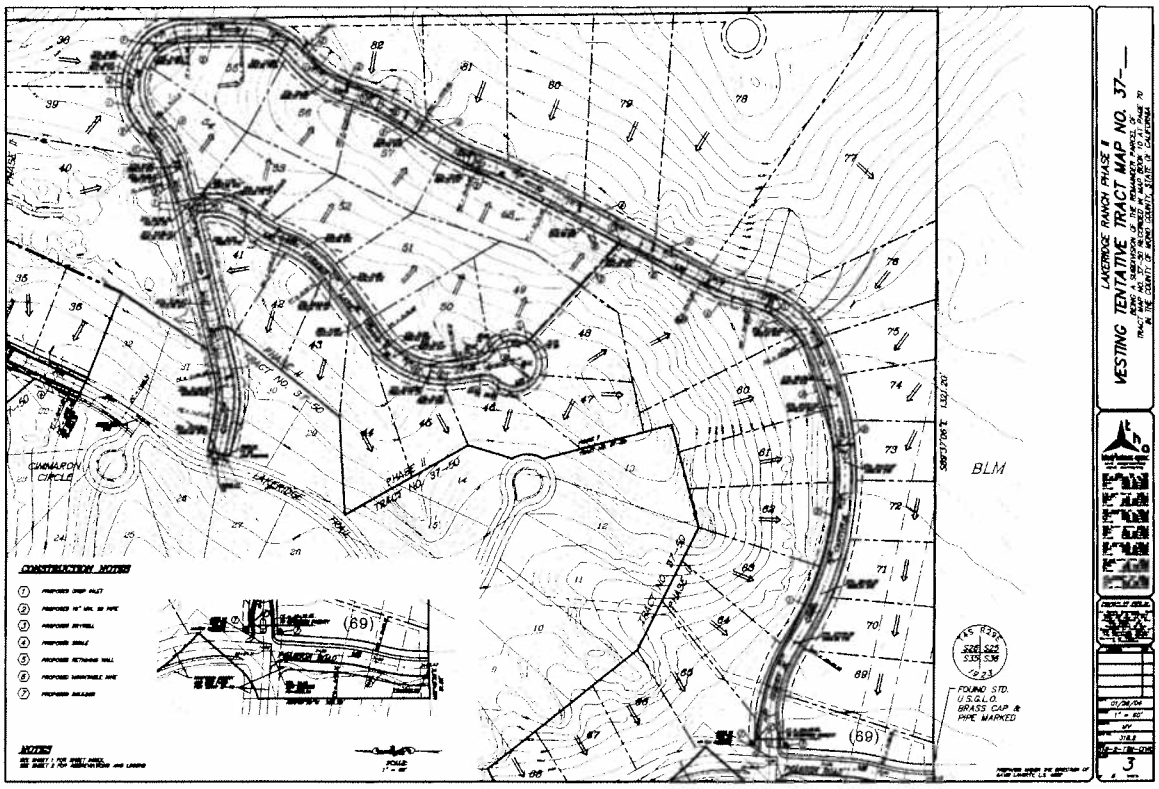
PRELIMINARY LOT LAYOUT
LAKERIDGE RANCH ESTATES
CROWLEY LAKE, CALIFORNIA

7
Adopted
August 1995

PROPOSED TRACT MAP



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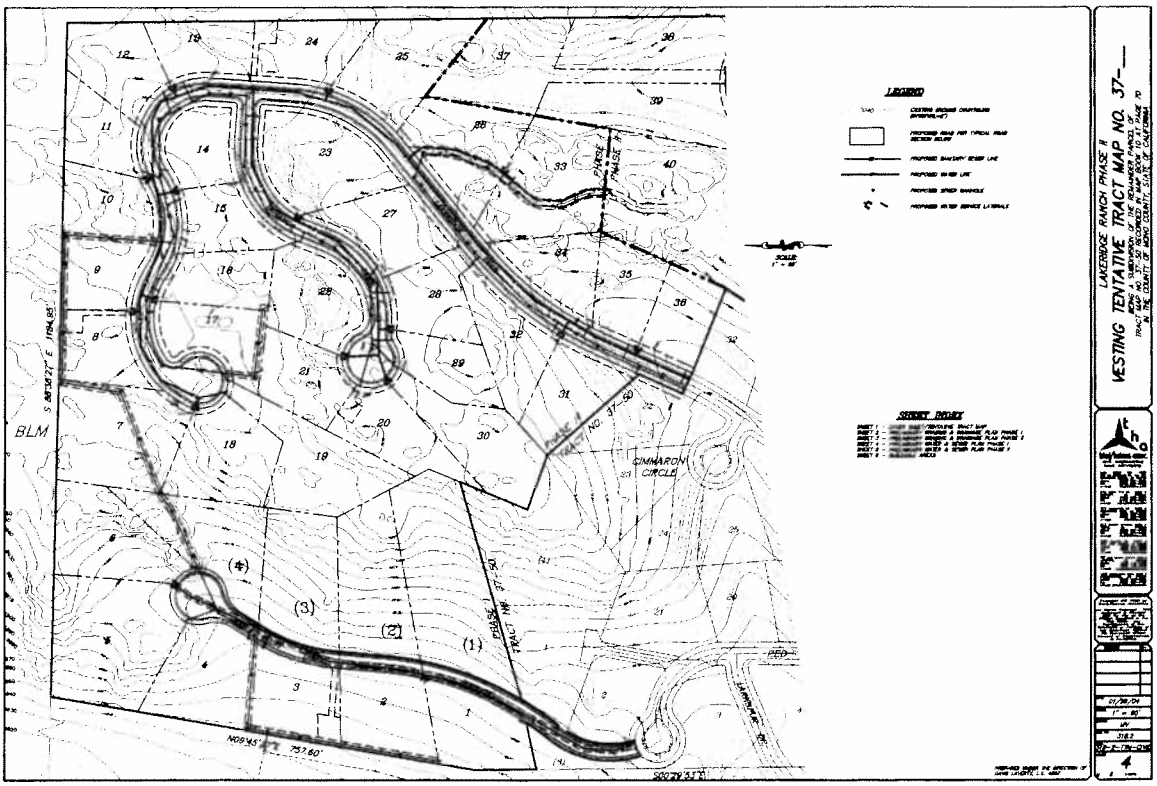
VESTING TENTATIVE TRACT MAP NO. 37-__
CONSTRUCTION NOTES
BLM
CIMMARON CIRCLE
LAKERIDGE TRAIL
PHASE II
TRACT NO. 37-50
PHASE I
TRACT NO. 37-50
FOUND STD. U.S.G.L.O. BRASS CAP & PIPE MARKED
(69)
3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LEGEND
SHEET INDEX
BLM
CIMMARON CIRCLE
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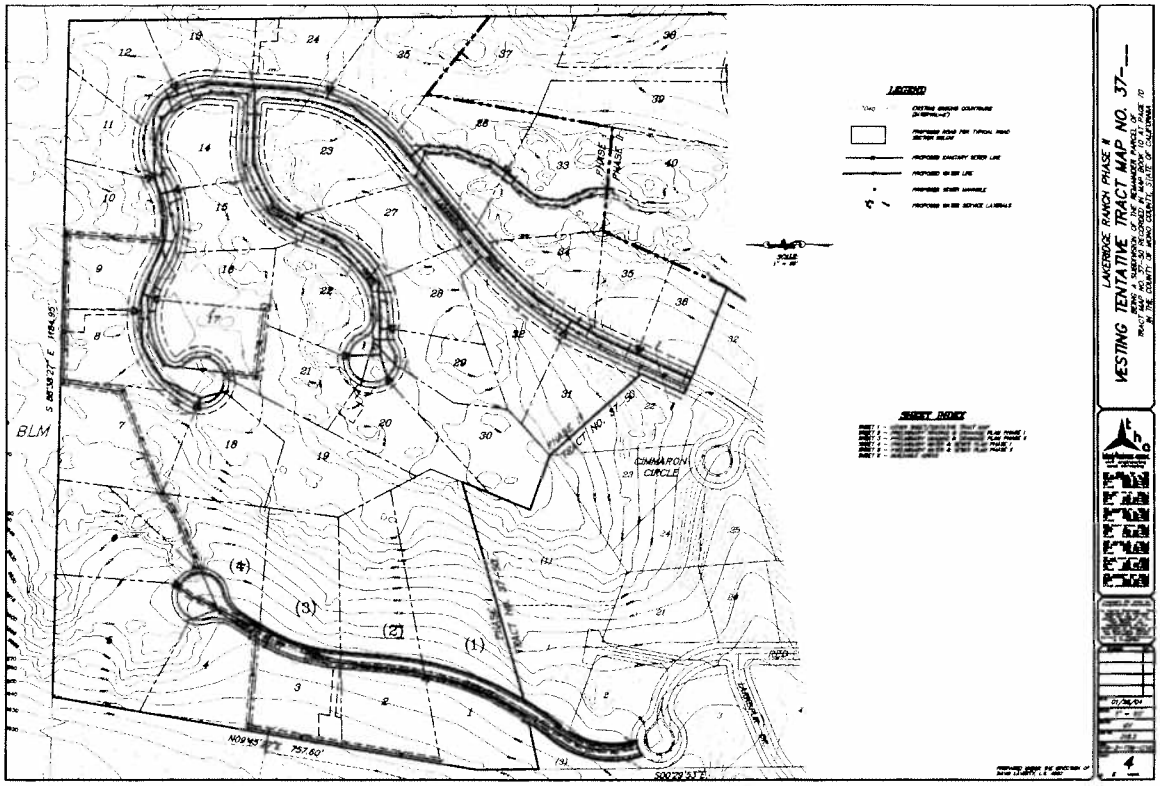
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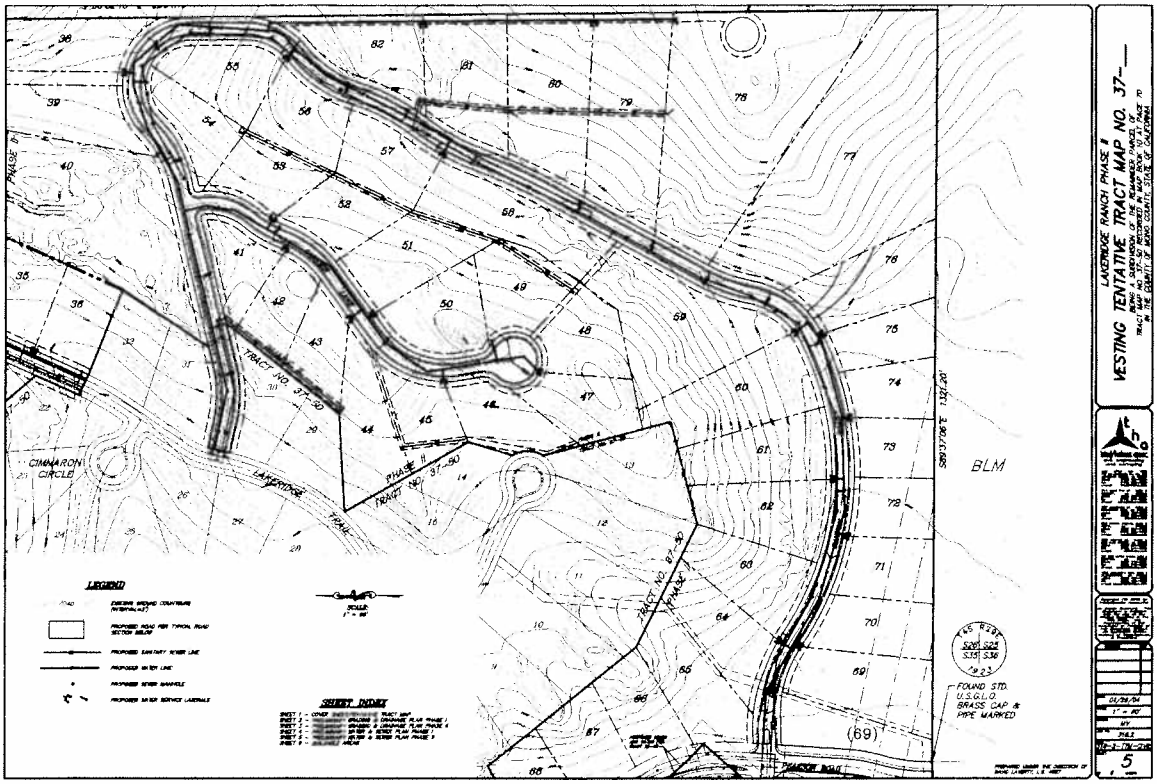
4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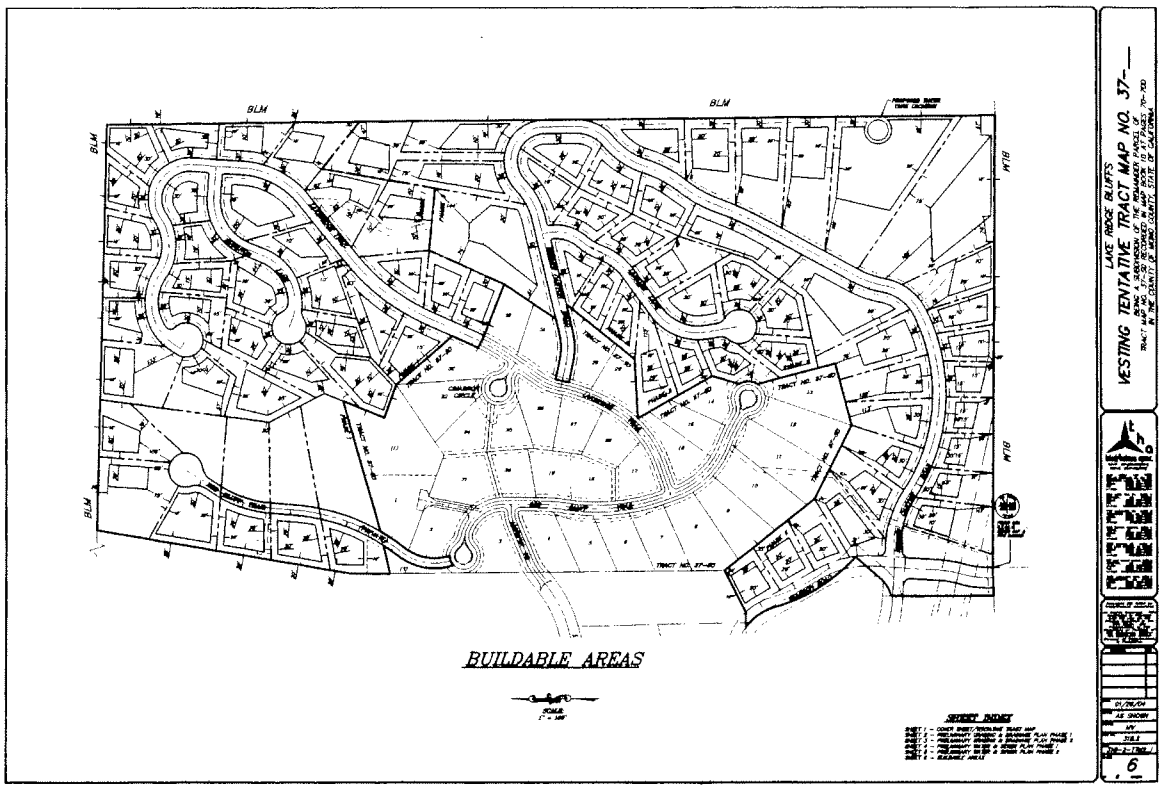
5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BLM
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BLM
BUILDABLE AREAS
SHEET INDEX
LAKE RIDGE BLUFFS
VESTING TENTATIVE TRACT MAP NO. 37-__
6

The following ***bold-italics*** text highlights the Specific Plan text additions, and ~~strike through~~ notations indicate deletions recommended by the Planning Commission:

IV. SPECIFIC PLAN GOALS, POLICIES & IMPLEMENTATION MEASURES

PROJECT GOAL

To develop additional single-family residential opportunities, with supporting infrastructure, in Crowley Lake, in an aesthetically pleasing manner that retains the rural residential character of the area and that maintains the quality and livability of the community.

LAND USE

Objective: Define permitted land uses and criteria for their development.

Policy 1: Designate the entire parcel (APN 60-220-05) as Low-Density Residential (LR) with a 15,000-square foot minimum parcel size (see Figure 7, Land Use Map).

Policy 2: Permitted uses for the Low-Density Residential (LR) designation include the following:

- Single-family residences.
- Secondary residences shall ~~not~~ be permitted.
- ~~Accessory buildings and uses customarily incidental to single family residential use, when located on the same lot and constructed simultaneously with or subsequent to the main building.~~
- Small animals (e.g., dogs, cats, rabbits), subject to Specific Plan policies that require containment of such animals.
- Horses and other large animals (i.e., cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) shall not be allowed.
- No outside parking of RVs shall be permitted over 48 hours.

Policy 3: Site development standards for the Low-Density Residential (LR) land use designation shall be as follows:

- Building envelope: Building envelopes shall be designated for all parcels on the final tract maps. The recorded maps shall contain a notation restricting any structures to those areas.
- Setbacks: 20 feet front, 15 feet side and rear. Where topography and/or lot configuration do not permit these setbacks (e.g., on steep lots), a deviation may be granted, subject to approval of a Director Review permit, not to exceed a minimum of 10 feet side and rear, the minimum shown in detail on Plate 4 in Appendix C. A 10-foot setback shall be allowed on lots adjacent to BLM property (i.e., lots *10, 38, 82, and 81 TM 37-57* ~~51, 84, 87 and 89~~). ***Some 10' setbacks have been preapproved per noted building envelopes on the final map.***

- ~~Setbacks: The front yard setback maybe reduced to a minimum of 25 feet from the edge of pavement.~~

- Lot coverage, including the building envelope is not to exceed 40 percent maximum per Mono County Code.

- Parking: Enclosed three car garages are required.

- Driveways: Maximum 16-percent slope (per Mono County Fire Safe Standards).

- Construction on Existing Grades Greater than 15 Percent: All proposed residential construction where the average slope across the proposed building footprint exceeds 15 percent shall be required to construct "stem wall" type foundations to reduce site disturbance and cut and fill slopes. Retaining walls of over 4 feet shall be engineered or certified. ***All lots with slopes greater than 15 percent through the building envelope shall be denoted on the final map.***

- Minimum living area: 1,800 square feet.

- Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet.

- Design requirements: See Design policies.

- Fencing: See Design policies.

~~Policy 4: Designate and zone lots 94, 96, 97 as Equestrian Overlay (E). Requirements in this Specific Plan replace other County requirements for equestrian districts and the keeping of animals (see Figure 7, Land Use Map).~~

~~Policy 5: Permitted uses for the Equestrian Overlay (E) designation and district shall include the following:~~

- ~~A horse boarding facility (i.e., stables and corrals).~~

- ~~Riding/roping arena and show ring.~~

- ~~Parking facilities.~~

- ~~Associated incidental equestrian facilities located on the same lot and constructed simultaneously with or subsequent to the main building.~~

~~Policy 6: Site development standards for the Equestrian Overlay (E) land use designation shall be as follows:~~

- ~~Lots 94, 96, and 97 shall be merged prior to development of equestrian facilities.~~

- ~~If and when the equestrian facility is developed, no residential use shall be allowed on the parcel except for a caretaker's unit.~~

- ~~A maximum of 48 horses at any one time shall be allowed to board at the facility and shall be confined to stables or corrals when not being exercised.~~

- ~~Only horses or mules may be kept at the facility.~~

- ~~Animal confinement areas, including, but not limited to, pens, corrals and stables, shall be maintained in accordance with Mono County Health Department (Animal Control) requirements. Confinement areas shall be~~

- ~~maintained in a clean and orderly manner at all times. Accumulation of animal waste or other odor or insect producing material shall not be permitted.~~

- ~~No horse may be kept, pastured, or penned closer than 50 feet to a dwelling on an adjacent lot, but in no case closer than 25 feet to any side property line. Similarly, barns, stables, or similar structures shall be no closer than 25 feet to any side property line.~~

- ~~Barns, stables, pens, corrals and all other structures at the equestrian facility shall be designed and constructed to blend in to the greatest extent possible with the surrounding natural environment.~~

- ~~Horse trailers kept on site shall be shielded from view behind fences.~~

- ~~Fencing used for horse corrals shall incorporate the use of poles, piping or other non-wire materials to allow deer safe passage.~~

~~Policy 7: The Tract Map for Phase IV of the project shall state whether lots 94, 96, and 97 are to be used for single-family residential development or an equestrian center.~~

~~Policy 8: If the Equestrian Center is to be developed, the Tract Map for Phase IV of the project shall make provisions to link the Equestrian Center with existing and proposed trails in the area.~~

~~Policy 9: Development of any facilities at the Equestrian Center shall be subject to Use Permit approval.~~

Policy 10: No further subdivision of any lot shall be permitted.

Policy 11: Open-space easements as shown on the Specific Plan Lot Layout shall be recorded on the final maps for the appropriate phase(s) of the project. Permitted land uses within open space easements shall be limited to undisturbed natural uses.

~~Policy 12: If an equestrian center is built, trails on adjacent public lands must be approved by the BLM prior to development.~~

Policy 13: The project proponent/developer shall comply with any future resolution the Board of Supervisors may adopt regarding school mitigation fees.

INFRASTRUCTURE (UTILITIES AND SERVICES

Objective: Provide for the development of adequate facilities and services to serve the proposed development in a timely manner.

Policy 1: Each lot in the subdivision shall be connected to the water supply system.

Policy 2: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Mountain Meadows Mutual Water Company, indicating that the company has the capability to serve the proposed development.

Policy 3: Prior to the approval of the final Tract Map ~~for Phase IV~~, the project proponent shall provide the County with documentation showing that he has obtained eight (8) additional shares in the Mountain Meadows Mutual Water Company, to provide water for the final eight lots in the project. ~~If these eight additional shares are unavailable, Phase IV shall be revised to eliminate eight lots.~~

Policy 4: Each lot in the subdivision shall be connected to the sanitary sewer system.

Policy 5: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Hilton Creek Community Services District indicating the district has the capability to serve the proposed development.

Policy 6: All utility lines (electricity, telephone, cable TV) shall be installed underground.

Policy 7: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Long Valley Fire Protection District, indicating approval of the final map.

Policy 8: Each lot in the subdivision shall be connected to the propane gas distribution system.

Policy 9: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the propane gas supplier, indicating the supplier has the capability to serve the proposed development.

Policy 10: The project proponent shall work with the Public Works Department and other subdivisions in the area (i.e., Sierra Springs, Rocking R Estates) to provide a solid waste collection method for the subdivisions.

Policy 11: Properly designed and sized culverts shall be installed where necessary along proposed roadways.

Policy 12: The project proponent shall confer with ~~local postal authorities~~ ***Public Works*** to determine requirements for locations of cluster mailboxes ~~if required~~. ~~The applicant shall provide a letter from the postal authorities stating their satisfaction with road names and box locations in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases or other mapped provisions shall be included in the development area.~~ ***Public Works may require the developer to deposit an in-lieu fee for cluster mailbox placement.***

Policy 13: Service connections shall be placed such that the road will not have to be cut up for service connections to future residences.

Policy 14: A ~~final~~ drainage plan for the project shall be submitted prior to the approval of the ***final*** Tract Map ~~for the initial phase~~. The drainage plan shall include retention basins designed in conformance with the requirements of the Lahontan Regional Water Quality Control Board ***and/or Public Works***.

Policy 15: The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.

Policy 16: As part of compliance with the NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.

Policy 17: Inspection and maintenance of all stormwater control features, including roadside drainage ways, drop inlets and retention basins shall be conducted annually.

DESIGN GUIDELINES

Objective: Minimize the project's potential visual impact.

Policy 1: The project's CC&Rs shall establish an Architectural Control Committee that shall be responsible for establishing and enforcing design guidelines used in construction on the project lots. The Committee shall also be responsible for enforcing provisions relating to site disturbance and maximum irrigated areas. At a minimum, the project's design guidelines shall include the following policies.

Policy 2: Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded ~~when possible~~.

Policy 3: Structures shall not be sited on ridgelines identified as visually significant in the environmental analysis.

Policy 4: Structures sited near visually significant ridgelines (i.e., on ***lots 7, 18, 19, 20 and 30 TM 37-57*** ~~54, 55, 61 or 62~~) shall have a maximum building height of 20 feet. Lots with a reduced height limit shall be so indicated on the final map for each phase.

Policy 5: Design of roadways, driveways and structures shall minimize cut and fill.

Policy 6: The design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines shall apply to all development:

- Structural siting and design should be sensitive to the topography of individual lots.
- Roofs shall be non-reflective and shall be in a natural color and/or muted tones (e.g., tan, green).
- Windows shall be non-reflective.
- Extensive use of indigenous rock shall be encouraged.
- Siding materials shall be in muted earth tones.

- Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.

Policy 7: Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:

- Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet (to be noted in the project's CC&Rs).
- All landscaped areas shall require soil amendments prior to planting.
- Xeriscape (drought-resistant planting) shall be encouraged.
- Use of native, indigenous species shall be encouraged.
- Drip irrigation systems shall be encouraged.

Policy-8: Following completion of the infrastructure (roads and utilities) ~~for each phase~~, the project proponent shall plant trees at approximately 50-foot intervals along the ~~front property line~~ ***outer limit of the snow-storage easement***. The trees shall be hardy, drought-tolerant species and shall be maintained for five years until they are established. Dead trees shall be replaced and maintained until they are established. Approval of each phase of the project shall be subject to a condition specifying the size and type of trees to be planted.

Project proponent, in lieu of the above, may submit a master landscape plan providing: tree clusters, street and perimeter planning in and equivalent number. The equivalent number may be divided between the developer and future owners. Those to be planted by future property owners shall be noted per lot and subject to the same five-year maintenance requirement and installed at time of completion of the residence. Appropriate CC&Rs shall contain requirements for planting trees when homesites are developed. The master landscape plan shall be reviewed and approved by the Community Development Department and Public Works.

Policy 9: The final subdivision sign designs shall be subject to Director Review approval and shall conform to the requirements of the Mono County Sign Ordinance (Chapter 19.35, Mono County Code).

NATURAL RESOURCE CONSERVATION

Objective: Conserve natural resources on-site to the greatest extent possible.

Policy 1: Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas.

Policy 2: Dogs shall be prohibited in the project area during construction activities.

Policy 3: Following completion of the infrastructure (roads and utilities) for each phase, the project proponent shall construct a wildlife friendly two or three-rail fence along the ~~front property line~~ ***outer limit of the snow storage easement*** of ~~all~~ ***appropriate*** lots, ***as agreed with Public Works and/or Community Development***

Department, with openings for driveway access. ***Fences are not appropriate in rocky outcroppings.***

Policy 4: Property owners shall be encouraged not to fence side and rear lot lines. Fencing along side and rear lot lines shall be limited to wildlife friendly two or three-rail fencing, similar to that provided along the front property line, except for retaining walls. ***Fences are not appropriate in rocky outcroppings.***

Policy 5: Property owners may enclose an area near to the house with solid fencing (e.g., brick walls, chain-link fences) to contain pets. No solid fencing is allowed within the setback areas on each lot except for retaining walls.

Policy 6: Construction shall be scheduled to minimize disturbance to wildlife during peak use periods. Construction should be limited to daylight hours in accordance with the County's Noise Ordinance, in order to minimize impacts to nocturnal wildlife.

Policy 7: Dust generated during construction shall be controlled through watering or other acceptable measures.

Policy 8: Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the county's Noise Ordinance.

Policy 9: Property owners shall refrain from clearing native vegetation, except as necessary for fire prevention.

Policy 10: Revegetation of areas disturbed during road construction and utility installation shall use native (indigenous) plants grown from seeds or seedlings obtained from local native stock. Revegetation shall occur as soon as possible following construction. Revegetated areas shall be monitored for a period of five years to ensure the success of the project. Re-seeding and or planting of dead areas or plants shall be required after each annual inspection.

Policy 11: Where possible, adjacent property line setbacks and development areas should be configured in a way that preserves significant environmental features (e.g., drainages and ravines) for the purpose of maintaining wildlife movement corridors through the project area.

Policy 12: Where possible, rock piles and cliff areas shall be preserved in order to prevent the destruction of denning and nesting sites.

Policy 13: Reduced speed limits should be imposed along all access roads within the development to reduce the risk of wildlife-vehicle collisions.

Policy 14: All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan.

Policy 15: Wood burning devices shall be limited to one per residence.

Policy 16: Design and construction of roadways, driveways and structures shall comply with all requirements of the Mono County Grading Ordinance (Chapter 13.08, Mono County Code) and the Lahontan Regional Water Quality Control Board.

Policy 17: The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the approval of the final tract map for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.

Policy 18: The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county Planning Division that identifies acceptable site mitigation measures.

Policy 19: Mono County leash law should be reiterated in the project's CC&Rs.

Policy 20: Management of open space areas, including designated open space easements, and those areas out side of the building envelopes, shall be specified in the project's CC&Rs and shall include requirements regarding restrictions on shooting, OHV use, disposal of hazardous materials, litter and trash burning.

Policy 21: The project's CC&Rs shall inform residents of land use restrictions on surrounding public lands; i.e., vehicle, mountain bike, and equestrian use shall be limited to existing roads and trails. Cross country use is prohibited.

Policy 22: The project shall bear its proportionate share of local parks and recreation service costs. The projects costs are subject to the completion of the following items:

1) A plan shall have been adopted for park(s) in the Long Valley community, and such plan should consider the joint use of school property.

2) The county shall have devised and adopted a formula or criteria for determining proportionate share, which shall be applied to all applicable developments.

Both conditions shall be completed prior to the submittal of the tentative map for Phase I of this project. If not in place by Phase I, it would be reviewed annually for update for the following phases.

TRAFFIC AND CIRCULATION

Objective: Provide a safe and efficient circulation system.

Policy 1: Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Roadway Standards.

Policy 2: A CSA-Zone of Benefit for road maintenance and snow removal shall be formed prior to approval of the final tract map for the initial phase.

Policy 3: Trail easements, as shown on the Specific Plan map, shall be recorded on the final tract map(s).

Policy 4: ~~The road right-of-way to the Mammoth Unified School District site southwest of the project site shall be dedicated as part of the first subdivision phase and the road shall be developed with Phase IV or with the development of the next phase after the~~

~~construction of the school. The road shall be designed with adequate shoulders for bicycle use.~~

Upon request of the County and prior to commencement of construction (including but not limited to grading for the proposed ballfield project) on the Mammoth Unified School District property southwest of the project offers of dedication shall be made to County either by separate instrument or by the recording of the final map for the drainage, road, public utility, and open-space easements shown in items 3, 4 and 11 of the vesting Tentative Tract Map 37-57.

The road to the Mammoth Unified School District property shall be constructed to the satisfaction of the Pubic Works director no later than concurrently with the development of Phase II of the project

Approval of final map shall be contingent upon the extension of Pearson Road being constructed to school district site southwest of the project site and shall not be postponed pursuant to a subdivision agreement. The road shall be designed with adequate shoulders for bicycle use.

Policy 5: Construction of roads within the proposed subdivision shall be phased to comply with all Mono County Fire Safe Standards.

Policy 6: Improvement of Pearson Road shall be required as a condition of the tract map for the initial phase, if Pearson Road has not been improved at that time.

Policy 7: Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Road Standards, unless other wise approved.

PHASING

Objective: Develop the subdivision in a manner that addresses market demand, infrastructure availability, and Subdivision Map Act requirements.

Policy 1: The Lakeridge Ranch Estates Specific Plan shall be developed in phases. A phasing plan shall be approved by the Planning Commission prior to land division.

Minor adjustments to these phases may be approved by the Community Development Director.

Policy 2: All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to development of each project phase.

Policy 3: Prior to the development of each project phase, the Lakeridge Ranch Estates Specific Plan shall be reviewed to ensure that the Plan's provisions remain adequate. If necessary, the Plan shall be amended. The Plan shall be reviewed annually and may be reviewed more often, at the discretion of the Planning Division. Minor amendments to the Plan may be processed through the Director Review process, in accordance with the Mono County Code.

Policy 4: Prior to the development of each project phase, a final tract map shall be approved for that phase.

Policy 5: Applications for each tract map shall include a detailed description of project financing ***if proponent plans to use public funds for infrastructure development.***

Policy 6: The proposed off-site right-of-way abandonment, proposed off-site right-of-way dedication, and proposed lot line adjustment indicated on the Specific Plan maps shall be completed in conjunction with Phase I of the subdivision.

Policy 7: At the time the ~~tentative~~ ***final*** map is submitted to the Planning Commission for review, a complete grading analysis shall be done.

Policy 8: ~~At the tentative map stage there shall be assurance from the engineer and planning that there are not site distance and safety problems or road comfort problems (grades/transitions up and down in the final system.)~~
Road construction plans shall identify areas restricted for driveway access and necessary lot access solutions. Sight distance, road safety or comfort problems (grades/transitions up and down in the final system) shall be adequately addressed and designed for. Final plans shall be presented to the Planning Commission and/or Public works for reviewed.

Policy 9: Specific feasibility studies for development shall be done on lot numbers ***5, 6, 28, 50, 52, 53 and 54 TM 37-57*** ~~2, 9, 10, 43, 77, and 80~~, plus any other lots deemed necessary by staff to insure their feasibility within all specific plan parameters. If the studies show the lot(s) are not feasible, the applicant/developer may propose other configurations; or staff and Planning Commission may consider the lot(s) permanent open space.

Policy 10: That lots number ***7, 18 and 19 TM 37-57*** ~~55 and 61~~ are to be eliminated unless additional studies done by the applicant mitigate the visual impacts of building on those lots. Such studies are to be completed prior to the approval of tentative map.

Policy 11: Drainage easements not shown on the Specific Plan which are required for drainage purposes be shown on the tentative maps.

TM 37-57/Tomajko
LAKERIDGE RANCH ESTATES
CONDITIONS OF APPROVAL &
MITIGATION MONITORING PROGRAM

FORMAT:
CONDITION OF APPROVAL.....

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

Uniformly Applied Development Standards and Policies

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

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

3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
   a. Generally associated with future development. Requires monitoring over a period of time.
   b. Community Development Department/Building Division
   c. Applicant/Property Owner
   d. Design

4. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. Additionally the contractor/owner of future residential construction/development shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county Planning Division, which identifies acceptable site mitigation measures.

a. Generally associated with future development but may occur anytime construction is in progress. Requires monitoring over a period of time.
b. Community Development Department/Planning Division
c. Applicant/Property Owner
d. Design/Ongoing

5. Construction shall be limited to daylight hours (or per Mono County Code 13.08.290, whichever is more restrictive) in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices.
   a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
   b. Community Development Department/Building and Planning divisions
   c. Applicant/Property Owner
   d. Design/Ongoing

6. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
   a. Requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
   b. Community Development Department/Building and Planning divisions
   c. Applicant
   d. Design/Ongoing

7. Erosion control measures on disturbed areas shall include the use of Best Management Practices such as placement of fiber blankets and roll, filter fencing or similar erosion control materials. Removed topsoil shall be stockpiled and replaced over disturbed areas. Disturbed areas are encouraged to be revegetated with a native seed mix and/or native plants. For all phases of subdivision and future parcel development, exposed soil surfaces shall be stabilized and/or revegetated as soon as possible to reduce impacts related to erosion.
   a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
   b. Community Development Department/Building and Planning divisions
   c. Applicant/Property Owner
   d. Design/Ongoing

8. Revegetation of disturbed areas shall occur as soon as possible following construction and shall require the use of stabilization material or landscaping. Use of native seeds, native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
   a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
   b. Community Development Department/Building and Planning divisions
   c. Applicant/Property Owner
   d. Design/Ongoing

9. To prevent wind erosion and public nuisance created by dust, the property owners shall refrain from clearing native vegetation except as necessary for impending or same-year

construction. Dust generated during construction shall be controlled through watering or other acceptable measures

a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
b. Community Development Department/Building and Planning divisions
c. Applicant/Property Owner
d. Design/Ongoing

10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.

a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
b. Community Development Department/Building and Planning divisions
c. Applicant/Property Owner
d. Design/Ongoing

11. Grading permits shall be required as specified in Mono County Code Section 13.08.030 et Seq. Activities requiring a grading permit include but are not limited to land clearing/grading activities that will clear more than 10,000 square feet or require any cuts greater than 4 feet or fill greater than 3 feet. Construction requiring more than 200 cubic yards of cut or fill will also require a grading permit.

a. Requires monitoring over a period of time, usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
b. Public Works Department
c. Applicant/Property Owner
d. Design/Ongoing

12. Drainage and erosion-control plans shall be required of future residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion control plans shall also be required for future residential construction on any one parcel that cumulatively exceeds 20,000 square feet. If plans are required, plans will be developed with the individual project applicant, Mono County Planning Division, and Mono County Public Works Department.

a. Requires monitoring over a period of time, usually linked to future development.
b. Community Development Department/Planning Division and applicable federal and/or state agency
c. Applicant/Property Owner
d. Design/Ongoing

13. Liquefied Petroleum Gas (LPG) when used shall be installed according to all applicable codes and Mono County Code 15.04.056.

a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
b. Community Development Department/Building Division
c. Applicant/Property Owner
d. Design

Development Mitigation Measures

15. All new development shall be in accordance with the Land Use Policies of the Lakeridge Ranch Estates Specific Plan, Section IV Specific Plan Goals, Policies & Implementation Measures, Permitted Land Uses (Policy 2); i.e.,
    A. Single-family residences.
    B. Secondary residences shall ~~not~~ be permitted.
    ~~C. Accessory buildings and uses customarily incidental to single family residential use, when located on the same lot and constructed simultaneously with or subsequent to the main building.~~
    D. Small animals (e.g., dogs, cats, rabbits), subject to Specific Plan policies that require containment of such animals.
    E. Horses and other large animals (i.e., cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) shall not be allowed.
    F. No outside parking of RVs shall be permitted over 48 hours.
    a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
    b. Community Development Department/Building and Planning divisions
    c. Applicant
    d. Design/Ongoing

16. Site development standards as set forth in the Land Use Policies of the Lakeridge Ranch Estates Specific Plan, Section IV Specific Plan Goals, Policies & Implementation Measures, Development Standards (Policy 3) shall be followed; i.e.,
    A. Setbacks: 20 feet front, 15 feet side and rear. Where topography and/or lot configuration do not permit these setbacks (e.g., on steep lots), a deviation may be granted, subject to approval of a Director Review Permit, not to exceed a minimum of 10 feet side and rear, the minimum shown in detail on Plate 4 in Appendix C. A 10 foot setback shall be allowed on lots adjacent to BLM property (i.e., lots *10, 38, 82, and 81 TM 37-57* ~~51, 84, 87 and 89~~). Some 10' setbacks have been preapproved per noted building envelopes on the final map.
    ~~B. The front yard setback maybe reduced to a minimum of 25 feet from the edge of pavement.~~
    C. Building envelopes shall be established for all lots in accordance with the approved Specific Plan.
    D. Lot coverage, including the building envelope is not to exceed 40 percent maximum per Mono County Code.
    E. Parking: Enclosed three car garages are required.
    F. Driveways: Maximum 16-percent slope (per Mono County Fire Safe Standards).
    G. Construction on Existing Grades Greater than 15 Percent: All proposed residential construction where the average slope across the proposed building footprint exceeds 15 percent shall be required to construct "stem wall" type foundations to reduce site disturbance and cut and fill slopes. Retaining walls of over 4 feet shall be engineered or certified.
    H. Minimum living area: 1,800 square feet.
    I. Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet.
    a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
    b. Community Development Department/Building and Planning divisions
    c. Applicant
    d. Design/Ongoing

17. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming.
    a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
    b. Community Development Department/Building and Planning divisions
    c. Applicant
    d. Design/Ongoing

18. The project applicant will inform future owners and developers of project mitigation measures, as a means of reducing or eliminating development impacts to less than significant levels. These minimum development standards shall be set forth in the projects CC&R requirements:
    A. Homeowners' dogs shall be contained within fenced areas or yards.
    B. Dogs belonging to construction workers shall be prohibited in the project area during construction or be under the owner's complete control at all times.
    C. Future homeowners shall aim, shield and direct lighting downward to reduce glare.
    D. Vegetation removal should be limited to disturbance necessary for future home construction, accessory buildings, driveways, walkways, corrals and landscaping.
    E. Noise levels shall be in conformity with Mono County Noise Standards. Construction equipment shall be adequately muffled.
    F. Control of dust during any construction and/or land-clearing activities will require watering as necessary.
    G. Developer will be required to provide erosion control techniques/measures for disturbed areas not slated for development. In addition, topsoil shall be stockpiled at construction site and redistributed after disturbance.
    H. Construction activities will take place only during daylight hours or per Mono County Code 13.08.290, whichever is more restrictive.
    I. Future development projects shall comply with the Visual Resources requirements of the Mono County General Plan, Conservation and Open Space Element.
    a. Must be satisfied prior to recording of final map. Requires monitoring over a period of time, usually linked to future development.
    b. Public Works, Community Development Department/Planning Division
    c. Applicant
    d. Design/Ongoing

19. Future residential development should not dominate the natural environment, and should complement existing rural character. The siting of a project, scale, design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines are encouraged for all development:
    A. Building areas for each lot will be selected to reflect sensitivity to on-site topography and potential visual obstructions.
    B. Roofing materials shall be non-reflective and shall be in a natural color and/or muted tones (e.g., tan, brown, dark green, or similar colors).
    C. Bright colors or reflective materials shall not be used for any component of any structure.
    D. Siding materials shall have a natural appearance compatible with the surrounding environment. The use of indigenous rock shall be encouraged.
    E. Siding materials shall be stained, painted or otherwise finished in muted earth tones in order to blend into the surrounding environment.
    F. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.
    a. Generally associated with future residential. Requires monitoring over a period of time.

b. Community Development Department/Planning Division
c. Applicant
d. Design

20. Open-space easements as shown on the Specific Plan Lot Layout shall be recorded on the final maps for the appropriate phase(s) of the project. Permitted land uses within open space easements shall be limited to undisturbed natural uses.
    a. Must be satisfied prior to recording of final map. Requires monitoring over a period of time, usually linked to future development.
    b. Public Works, Community Development Department/Planning Division
    c. Applicant
    d. Design/Ongoing

21. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment. Exterior lighting shall be limited to that necessary for health and safety purposes and be adequately shielded; high-intensity outdoor lighting shall be prohibited. All lighting must be designed to confine light rays to the premises of each individual lot. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.
    a. Generally associated with future development but may occur any time construction and/or road grading is in progress. Requires monitoring over a period of time.
    b. Community Development Department/Planning Division
    c. Applicant
    d. Design

22. Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:
        A. Landscaping shall be used to minimize or reduce potential visual impacts resulting from development.
        B. The following elements shall be shielded using landscaping: trash receptacles, propane tanks, and out-building structures. Trash receptacles and propane tanks may also be shielded with fencing and/or berms.
        C. Drought-resistant landscaping (planting, soil preparation and low water use irrigation systems, etc.) shall be required. Drip irrigation systems shall be encouraged.
        D. Use of native, indigenous species shall be encouraged.
        E. The use of larger planting stock is encouraged to accelerate the process of visual screening.
        F. Young plants shall be protected from deer and rodents until they are established; e.g., a 5-foot wire fence or vexar tubing has been found to work well to protect seedlings from deer.
    a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
    b. Community Development Department/Building and Planning divisions
    c. Applicant
    d. Design/Ongoing

Final Map Conditions

23. Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet (to be noted in the project's CC&Rs).
    a. Must be satisfied prior to recording of final map. Requires monitoring over a period of time, usually linked to future development.
    b. Public Works, Community Development Department/Planning Division
    c. Applicant

d. Design/Ongoing

24. Property owners shall be encouraged not to fence side and rear lot lines. Fencing along side and rear lot lines shall be limited to wildlife friendly two or three-rail fencing, similar to that provided along the front property line, except for retaining walls.
    a. Must be satisfied prior to recording of final map. Requires monitoring over a period of time, usually linked to future development.
    b. Public Works, Community Development Department/Planning Division
    c. Applicant
    d. Design/Ongoing

25. The project's CC&Rs shall inform residents of land use restrictions on surrounding public lands; i.e., vehicle, mountain bike, and equestrian use shall be limited to existing roads and trails. Cross country use is prohibited.
    a. Must be satisfied prior to recording of final map. Requires monitoring over a period of time, usually linked to future development.
    b. Public Works, Community Development Department/Planning Division
    c. Applicant
    d. Design/Ongoing

26. All Specific Plan Goals, Polices and Implementation Measures as identified in Section IV, and Section V, Mitigation Monitoring Program of the Lakeridge Ranch Estates Specific Plan, as previously approved and adopted in 1995 and as amended, shall become tentative tract map conditions.
    a. Must be satisfied prior to recording of the final map.
    b. Public Works Department
    c. Applicant
    d. Design

27. The project proponent shall provide the County with a "will serve" letter from the Mountain Meadows Mutual Water Company, indicating that the company has the capability to serve the proposed development. The project proponent shall also provide the County with documentation that he has obtained eight (8) additional shares in the Mountain Meadows Mutual Water Company, to provide water for the final eight lots in the project. If these 8 additional shares are unavailable, the map shall be revised to eliminate 8 lots.
    a. Must be satisfied prior to recording of the final map.
    b. Public Works Department/Health Department
    c. Applicant
    d. Design

28. Prior to recording of the final Tract Map, the project proponent shall provide the County with a "will serve" letter from the Hilton Creek Community Services District indicating the district has the capability to serve the proposed development.
    a. Must be satisfied prior to recording of the final map.
    b. Public Works Department/Health Department
    c. Applicant
    d. Design

29. The project proponents shall provide the Mono County Department of Public Works with a "will serve" letter from the Long Valley Fire Protection District indicating approval of the project and that the District will provide service to the proposed parcels. The applicant shall comply with the FPD's requirements. Conditions of the will serve letter may include:

1. A tract plan showing all public roads serving the tract in sufficient detail to determine that there is a minimum of twenty feet of pavement on each road and that the roads meet minimum fire safe standards.

2. Complete plans of both the water and propane systems. Tank locations, isolation valves, and in the case of the propane system, dimensions of the transfer/fill station(s) for the tanks. Fire hydrant locations also need to be shown to confirm they are no farther than 400 feet apart as measured by road distance. No structural construction will occur until the hydrants are flow tested after their installation. The hydrants must flow a minimum of 1,000 gallons per minute for two hours.

3. A requirement that all roads be completed prior to any residential structural construction.

4. The developer shall furnish to all parcel purchasers the fire safe act requirements for driveways, setbacks, hazard reduction, and addressing.

a. Must be satisfied prior to recording of each final map.
b. Public Works Department
c. Applicant
d. Design

30. Prior to recording of the final Tract Map, the project proponent shall provide the County with a "will serve" letter from the propane gas supplier, indicating the supplier has the capability to serve the proposed development. Each lot in the subdivision shall have a service connection to the propane gas distribution system.

a. Must be satisfied prior to recording of the final map.
b. Public Works Department
c. Applicant
d. Design

31. The project proponent shall confer with Public Works to determine requirements for locations of cluster mailboxes. Public Works may require the developer to deposit an in-lieu fee for cluster mailbox placement.

a. Must be satisfied prior to recording the final map.
b. Public Works Department
c. Applicant
d. Design

32. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District.

a. Must be satisfied prior to recording of final map.
b. Building Division
c. Applicant
d. Design

33. If required, the applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities. As part of compliance with the NPDES Stormwater Permit, the project shall comply with the Lahontan Basin Project Guidelines for Erosion Control.

a. Must be satisfied prior to recording of final map.
b. Public Works Department
c. Applicant
d. Design

34. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Board shall be obtained, if necessary.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

35. Subdivider shall create a CSA-Zone of Benefit district or be annexed into the existing Lakeridge zone of benefit prior to final map approval. The zone of benefit would be created in order to pay for road maintenance and snow removal, including roadside drainage ways, drop inlets and retention basins. Inspections (annually) of the roadside drainage ways, drop inlets and retention basins shall be made.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

36. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

37. The project applicant shall inform future owners and developers of the project mitigation measures, as a means of reducing or eliminating impacts to less-than-significant levels. Map Conditions of Approval and Mitigation Measures items numbered 15 through 22 shall be reiterated on an additional map sheet of the Parcel Map and furthermore included in the project CC&Rs.
    a. Must be satisfied prior to recording of final map. This information must be made part of the information given to buyers.
    b. Public Works and Planning Division
    c. Applicant
    d. Design

38. All utilities (electricity, telephone, cable TV, gas, etc.) shall be extended to each parcel. All new on-site utility extensions shall be installed underground. All service connections shall be placed such that the roadway will not have to be cut up for service connections to future residences. SCE shall provide a tentative plan of service as to electrical and telephone service being provided from either adjacent overhead lines or from new underground service.
    a. Must be satisfied prior to recording of final map or bonded for.
    b. Community Development Department/Planning Division
    c. Applicant
    d. Design

39. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant

d. Design

40. An Architectural Control Committee and CC&Rs shall be established, which shall be responsible for establishing and enforcing design guidelines used in construction for the project. The Architectural Control Committee shall also be responsible for enforcing provisions relating to site disturbance and maximum irrigated areas. At a minimum, the project's design guidelines shall include the policies of the Design Guidelines of the Specific Plan Policies 1 through 9.

41. All roads, grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

42. All exposed soil surfaces disturbed areas resulting from roadway construction and infrastructure installation. Shall be stabilized within one year of the final map or within seven months after completion of the various roads. All exposed surfaces shall be stabilized prior to the onset of winter weather if such work is to be completed the following year.
    a. Must be made part of the Grading/Road construction plans for the project.
    b. Public Works Department
    c. Applicant
    d. Design

43. Construction material (rock, debris, etc.) that is not utilized for road fill material shall be removed to a designated dump site or other approved site.
    a. Must be made part of the grading/road construction plans for the project.
    b. Public Works Department
    c. Applicant
    d. Design

44. Erosion control devices, as necessary, shall be utilized to preclude run off or migration of sediment during road construction processes. Such measures may include but are not limited to filter fabric fencing, straw bales or similar filter barriers, water bars, ditching and/or other acceptable measures sufficient to control erosion and run off.
    a. Must be satisfied during road and utility construction and bonded for as part of the drainage grading plan.
    b. Public Works and Community Development Department, Planning and Building Division
    c. Applicant
    d. Design

45. Following completion of the infrastructure (roads and utilities), the project proponent shall plant trees at approximately fifty foot intervals along the outer limit of the snow storage easement. The trees shall be hardy, drought tolerant species and shall be maintained for five years until they are established. Dead trees shall be replaced and maintained until they are established. The project shall be subject to a condition specifying the size and type of trees to be planted.

Project proponent, in-lieu of the above, may submit a master landscape plan providing: tree clusters, street and perimeter planning in and equivalent number. The equivalent number may be divided between the developer and future owners. Those to be planted by

future property owners shall be noted per lot and subject to the same five-year maintenance requirement and installed at time of completion of the residence. Appropriate CC&Rs shall contain requirements for planting trees when homesites are developed. The master landscape plan shall be reviewed and approved by the Community Development Department and Public Works.

a. Must be satisfied prior to recording of final map or bonded for.
b. Public Works Department
c. Applicant
d. Design
d. Design

46. Following completion of the infrastructure (roads and utilities) for each phase, the project proponent shall construct a wildlife friendly two or three-rail fence along the outer limit of the snow storage easement of appropriate lots, as agreed with Public Works and/or Community Development Department, with openings for driveway access. Fences are not appropriate in rocky outcroppings.

a. Must be satisfied prior to recording of final map or bonded for.
b. Public Works Department
c. Applicant
d. Design

47. A preliminary drainage and grading plan for the project shall be submitted prior to tentative map the approval by the Planning Commission. The drainage plan shall include retention basins designed in conformance with the requirements of the Lahontan Regional Water Quality Control Board. Drainage easements required for drainage purposes shall be shown on the grading plan or tentative map.

a. Must be satisfied prior to recording of final map.
b. Public Works Department
c. Applicant
d. Design

48 Lots 75, 76, and 77 shall be designated for single-family residential use only in accordance with Section IV, Specific Plan Goals, Policies & Implementation Measures, Land Use, Policy 7.

a. Must be satisfied prior to recording of final map.
b. Public Works Department
c. Applicant
d. Design

49. Upon request of the County and prior to commencement of construction (including but not limited to grading for the proposed ballfield project) on the Mammoth Unified School District property southwest of the project offers of dedication shall be made to County either by separate instrument or by the recording of the final map for the drainage, road, public utility, and open-space easements shown in items 3, 4 and 11 of the vesting Tentative Tract Map 37-57.

The road to the Mammoth Unified School District property shall be constructed to the satisfaction of the Pubic Works director no later than concurrently with the development of Phase II of the project
Approval of final map shall be contingent upon the extension of Pearson Road being constructed to school district site southwest of the project site and shall not be postponed pursuant to a subdivision agreement. The road shall be designed with adequate shoulders for bicycle use.

a. Must be satisfied prior to recording of final map or bonded for.
b. Public Works Department
c. Applicant
d. Design

50. Road construction plans shall identify areas restricted for driveway access and necessary lot access solutions. Sight distance, road safety or comfort problems (grades/transitions up and down in the final system) shall be adequately addressed and designed for. Final plans shall be presented to the Planning Commission and/or Public works for reviewed.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department/Community Development Department
    c. Applicant
    d. Design

51. Specific feasibility studies for development shall be done on lot number 5, 6, 28, 50, 52, 53 and 54, plus any other lots deemed necessary by Public Works staff to ensure their feasibility within all Specific Plan parameters. If the studies show the lot(s) are not feasible, the applicant/developer may propose other configurations; or Public Works staff and Planning Commission may consider the lot(s) permanent open space. This report shall be submitted for Planning Commission review and approval.
    a. Must be satisfied prior to tentative map approval.
    b. Public Works Department
    c. Applicant
    d. Design

52. Lots 7, 18 and 19 shall be eliminated unless additional studies are done by the applicant to mitigate the visual impacts of building on those lots. Such studies are to be completed prior to the approval of tentative map and reviewed by the Planning Commission. Lots 7, 18 and 19 shall be limited to a maximum building height of 20 feet
    a. Must be satisfied prior to tentative map approval.
    b. Public Works Department
    c. Applicant
    d. Design

53. The developer to dedicate 40-foot wide right of way with 10-foot snow storage each side, and utility and drainage easements. Developer shall dedicate additional slope easements as necessary.
    a. Must be satisfied prior to recording of final map or bonded for.
    b. Community Development Department/Planning Division
    c. Applicant
    d. Design

54. A Landscaping and Revegetation Plan for the water tank shall be submitted to the Community Development Department/Planning Commission for approval. Such facilities shall include but are not limited to: well, a water-storage tank, fire hydrants and water supply line, a main water supply line, and ancillary facilities required to serve customers of Tentative Tract Map 37-57. The use of landscaping and berms is intended to minimize the visual intrusion of a water-storage facility into the adjoining properties. The following standards shall apply:

    a. **Plant Materials**: Landscaping shall consist of native plant materials as outlined in the plant palette below. This palette contains only plants

that are native to the Mono County region, are well adapted to the area and have value to native wildlife. Seed and plant materials shall be obtained locally to assure genetic adaptation to the local area.

❑	Aspen Tree	*Populus Tremuloides*
❑	Arroyo willow	*Salix lasiolepis*
❑	Big sagebrush	*Artemisia tridentata*
❑	Bitterbrush	*Purshia tridentate var. not glandulosa*
❑	Desert peach	*Prunus andersonii*
❑	Desert snowberry	*Symphoricarpos longiflorus*
❑	Jeffrey pine	*Pinus jeffreyi*
❑	Lupine	*Lupinus argentus*
❑	Narrow-leaf willow	*Salix exigua*
❑	Rabbitbrush	*Chrysothamnus spp.*
❑	Single-leaf pinyon pine	*Pinus monophylla*

b. **Landscape Irrigation**: An irrigation system shall be provided for irrigation of the landscaped areas.
c. **Landscape Maintenance**: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed.
d. **Landscape Plan Review**: A detailed landscape plan shall be prepared and reviewed by the **Planning Commission/Division** prior to issuance of a grading permit. The plan shall incorporate the approved plant materials, identify the planting mix to be used, and describe the duration and components of the initial irrigation and fertilization program until plants are established. The plan shall incorporate landscape berms and plantings between the water storage facility and the proposed residents. Screening shall feature evergreen trees with a minimum planting height of 15 feet.
e. **Screening of Water Facilities**: All water facilities shall be screened from view using the approved landscape materials cited in item above.
f. **Facility Colors**: The exterior color of these facilities must match the darkest natural colors of the surrounding landscape. All other water structures shall comply with the materials outlined in this section.
g. **Water Storage Facilities**:
   1. The tank shall be constructed of welded and/or bolted steel. The fire protection system will meet the requirements of the Long Valley Fire Protection District. The location of the storage tank, and the location of ancillary facilities required to support the storage tank, shall be as depicted on an exhibit map.
   2. The water storage tank shall be no higher than 18 feet.
h. **Water Transmissions Facilities**:
   1. At all times the on-site pumping system shall be capable of providing fire flow as required by the Long Valley Fire Protection District for the land uses constructed on the site.
   2. All on-site pumping equipment shall be housed in enclosure(s) with sound attenuation adequate to maintain acceptable external noise levels of 60 dB or lower.
i. **Easements**: Necessary easements shall be provided for placement, access and maintenance.

a. Must be satisfied prior to recording of final map.
b. Public Works Department
c. Applicant
d. Design

55. Nine lots within the subdivision shall be deed restricted by the applicant for construction of a secondary "granny" housing unit constructed at the time of the main

residence. Said unit shall be attached to the main residence and shall be a minimum of 200 square feet up to a maximum of 640 square feet. Rental and/or occupancy of said unit shall be at the sole discretion and direction of the property owner. Units shall be plumbed for a self-contained kitchen fixture and shall include a full bathroom and a separate entrance. Lots 62, 63, 64, 65, 66, 67, 68, 69 and 70 have been designated for secondary housing units.

a. Must be satisfied prior to recording of final map.
b. Community Development Department/Planning Division
c. Applicant
d. Design

56. The project shall bear its proportionate share of local parks and recreation service costs as determined by the Public Works Director. This may be by payment of proportionate park fee and/or site improvements/ development.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

57. The applicant shall construct paved driveways and provide necessary easements for lots 5 & 6, 7 & 8, 10 & 11, 16-19, 27 & 28, and 26, 33 & 40 at the time of road construction.
    a. Must be satisfied prior to recording of final map and/or bonded for.
    b. Public Works Department
    c. Applicant
    d. Design

58. The applicant shall construct a paved driveway and provide necessary easement for lots 78, 79, 80, 81 & 82 to the water tank and comply with fire safe standards.
    a. Must be satisfied prior to recording of final map and/or bonded for.
    b. Public Works Department
    c. Applicant
    d. Design

59. Subdivider shall complete the storm water retention basin constructed in Phase I at the north end of Red Bluff Trail. At a minimum, this work shall include installing a storage vault system (or equivalent) with access hatch, covering the vaults with soil up to surrounding grade, revegetating surface soil, and constructing an overflow discharge structure that eliminates downstream scouring and erosion. Storage and discharge structures shall be designed with review and approval by the Public Works Director; discharge flows shall additionally require approval from the Lahontan RWQCB.
    a. Must be satisfied prior to recording of final map and/or bonded for.
    b. Public Works Department
    c. Applicant
    d. Design

60. The access easement to the water storage tank site shall be at least 30 feet wide. Road construction shall meet Fire-Safe standards, including provision of a cul-de-sac, hammerhead-T, or other means for turning a vehicle/fire truck around. Depending upon topography and final road alignment, additional easement areas may be necessary for slope construction and maintenance.
    a. Must be satisfied prior to recording of final map and/or bonded for.
    b. Public Works Department

c. Applicant
d. Design

61. Water system design, including storage tank and its appurtenances, shall be reviewed and approved by the Mountain Meadows Mutual Water Company. Sewer system design shall be reviewed and approved by the Hilton Creek Community Services District.
    a. Must be satisfied prior to recording of final map and/or bonded for.
    b. Public Works Department
    c. Applicant
    d. Design

62. Developer shall provide slope maintenance easements offered for dedication to the public, where necessary once the grading plan for subdivision roads has been developed.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

63. Lots 1 through 6 will be accessed by a privately owned and maintained drive that shall be constructed to meet Fire-Safe standards. Prior to Final Map approval, the project applicant shall provide the Public Works Department with a document, acceptable to the County, establishing an appropriate maintenance entity that shall be responsible for the ongoing repair, upkeep, and maintenance of the private drive, including snow removal and maintenance of drainage facilities or any other associated infrastructure improvements.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

64. All lots with slopes greater than 15 percent across the building envelope shall be denoted on the final map.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

65. Subdivision Street improvements shall be consistent with improvement plans approved by the Public Works Department and generally consistent with the typical section indicated on "Exhibit A" for Tract Map 37-57 that shall include an offer of dedication for: R/W, snow storage and drainage.
    a. Must be satisfied prior to recording of final map.
    b. Public Works Department
    c. Applicant
    d. Design

MONO COUNTY COMMUNITY DEVELOPMENT
Planning Division

D R A F T

NOTICE OF TENTATIVE TRACT MAP APPROVAL

TENTATIVE TRACT MAP # 37-57 **APPLICANT:** Lakeridge Bluffs

ASSESSOR PARCEL NUMBER: 60-220-08

PROJECT LOCATION: The property is located at the end of Pearson Road in Hilton Creek adjacent to the Sierra Springs subdivision.

You are hereby notified that the Mono County Board of Supervisors did on December 7, 2004, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 37-57 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

Please refer to the attached
DRAFT Conditions of Approval #1 through #65

A final map, which includes compliance with the foregoing conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twenty four (24) months after the above approval will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application for such extension must be made to the Executive Secretary to the Planning Commission or Clerk to the Board no later than forty five (45) days prior to expiration of the tentative map. Extensions may be granted for a one-year period, or successive one-year periods, not to exceed a total of three (3) additional years.

DATE OF EXPIRATION: 12-07-2006

DATED: December 7, 2004

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

COUNTY OF MONO
COMMUNITY DEVELOPMENT
PLANNING DIVISION

NOTICE OF DETERMINATION

REC'D/FILED
DEC 14 2004
OFFICE OF THE CLERK

FOR RECORDERS USE ONLY

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
Mono County
P.O Box 537
Bridgeport, CA 93517

From: Planning Division
Mono County
P.O. Box 8
Bridgeport, CA 93517

SUBJECT:
Project Title: Tentative Tract Map 37 57/Specific Plan Amendment
State Clearinghouse #: 94082078

Contact Person: Keith Hartstrom Phone: (760) 932 5425
Project Location - Community: Hilton Creek
Project Location - County: Mono County

Description of Project: Change of Land Use Designation to PF for sites purchased by the county.

This is to advise that the Mono County Planning Commission (lead agency) has approved the above described project on December 7, 2004, and has made the determinations regarding the above-described project:

1) The project will not have a significant effect on the environment.
2) __ An Addendum to a previously certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   _ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3) Mitigation measures were made a condition of the approval of the project.
4) A statement of Overriding Considerations was not adopted for this project.
5) Findings were not made pursuant to the provisions of CEQA.
6) _x_ **(Some/All) of the effects of the project are exempt from further review under Public Resources Code section 21083.3 and all feasible mitigation measures specified in the EIR certified in conjunction with the Mono County General Plan relevant to those effects have been applied to the project.**

This is to certify that the Environmental Analysis, comments and record of project approval is available to the General Public at:
Mono County Offices, 74 School Street, Bridgeport, CA 93517

Signature: Keith R. Hartstrom Date: 12/14/04
Title: Keith R. Hartstrom, Principal Planner
Date received for filing at OPR:

Attachments:

1. Resolution 04-____ of the Mono County Board of Supervisors, approving Amendments to the Lakeridge Ranch Estates Specific Plan
2. Letters to the Planning Commission
    a. Sue Burak
    b. Deborah Preschutti
    c. Department of Public Works September 7, 2004
    d. Great Basin Unified Air Pollution Control District
    e. Long Valley Fire Protection District
3. Draf Planning Commission Minutes of November 18, 2004
4. Engineer's Report of the Mountain Meadows Mutual Water Company for Phase 1 Lakeridge Bluffs and Crowley Lake Community Center
5. Visual Impact Study – Lots 7, 18, 19, 20, 30
6. Vesting Tentative Tract Map 37-57 – Figures 1-6
7. Site Feasibility Studies – Lots 5 & 6, 28, 50, 52, 53, and 54

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Mono County

Community Development Department
Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

NOTICE OF TENTATIVE TRACT MAP EXTENSION

TENTATIVE TRACT MAP # 37-57

APPLICANT: Chuck Tomajko
P.O. Box 599
Mammoth Lakes, CA 93546

The Mono County Planning Commission did on December 14, 2006, approved the 1st extension of the above Tentative Tract Map to the expiration date of December 7, 2007.

PROJECT CONDITONS:

Please refer to Conditions of Approval #1 through #65

A final map, which includes compliance with the above conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twelve (12) months after the above extension will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application must be made to the Executive Secretary to the Planning Commission not later than forty-five (45) days prior to the expiration of the tentative map. Extensions may be granted not to exceed a total of three (3) years.

PREVIOUS EXTENSIONS: None

MONO COUNTY PLANNING COMMISSION

cc: Applicant
Engineer
Public Works

DRAFT MINUTES

THURSDAY, DECEMBER 14, 2006 - 10 A.M.

(Adopted February 1, 2007)

Commissioners present: Ron Black, Rick Kattelmann, Sally Miller, Steve Shipley. **Absent**: Scott Bush.

Staff present: Scott Burns, director; Keith Hartstrom & Larry Johnston, principal planners; Gerry Le Francois & Greg Newbry, senior planners; Evan Nikirk & Walt Lehmann, public works; Mark Magit, assistant county counsel; C.D. Ritter, commission secretary.

1. CALL TO ORDER: **Chair Rick Kattelmann called the meeting to order at 10:15 a.m.**

2. **PUBLIC COMMENT**: No items.

3. **MEETING MINUTES**: Continue minutes of Special Meeting Oct. 26, 2006, due to absence of Commissioner Bush.

4. **PUBLIC HEARINGS**:

A. FIRST EXTENSION OF VESTED TENTATIVE TRACT MAP 37-57/Lakeridge Ranch Phase II. The proposed project would subdivide APN 60-220-08, totaling 60.93 acres, into 82 residential lots ranging from 15, 029 to 26, 348 square feet. The project will be serviced by Mountain Meadows Mutual Water Co., with sewage disposal by Hilton Creek Community Services District. Located in the community of Crowley Lake east of South Landing Road, at the end of Pearson Road, the project is being processed pursuant to the Lakeridge Ranch Specific Plan/ EIR. The General Plan designation is SP (Specific Plan). *Staff: Keith Hartstrom*

Keith Hartstrom presented an overview of the project, and discussed issues mentioned in a new comment letter. The project has limited landscaping and watering to control water consumption. The specific plan was modified to allow tree planting by future owners, including tree clustering. The Planning Commission and Mono Supervisors held public hearings at Crowley Lake on the project.

OPEN PUBLIC HEARING. Developer Tomajko has observed that too many people [at Crowley Lake] put in "football fields" as yards, requiring high water use. At Lakeridge, maximum irrigation is set at 1,500 sf, and water issues are being addressed

Commissioner Miller asked if Planning Commission could reexamine the project if a water issue evolves. Mark Magit explained that conditions are frozen in time to protect developers, but change could result from overarching safety concerns. Or, the map could expire; extension is discretionary. Miller thought water issues have changed and maybe xeriscaping should be required. Magit has heard opposing views: all is drying up vs. there's plenty of water. Miller thought water rationing and metering indicated an issue. Hartstrom noted that the water district's action is metering and higher fees for excessive watering. Additional water storage on site addresses water consumption. Tomajko, a former MCWD director, cited 100 gal/person/day as the accepted standard of national usage. Enough water exists if use is equitable.

Commissioner Shipley saw no reason to penalize the last project to build. The water district has to decide if water is available. Countywide water issues are addressed by private entities. A water district could impose rationing due to excessive water use, but it doesn't know how much water is really there or how to get it out of the ground without affecting others. If not curtailed, consumption could get out of control. He suggested requiring excessive users to cut back, not penalizing a developer who has made an effort to deal with water.

Scott Burns cited a watershed study by TEAM Engineering that gives additional information. Shipley indicated that Mountain Meadows has the capacity to serve (new tank, storage, etc.). Miller noted that water districts regulate water consumption, but Planning Commission is asked to approve projects. **CLOSE PUBLIC HEARING**.

DISCUSSION: Commissioner Shipley observed that when a developer waits, resources get used up. Commissioner Black did not want to penalize someone who started long ago. He observed that after June Lake PUD put in meters, consumption dropped 35% to 45%, a major change in conservation. Shipley asked if Planning Commission has authority to require meters. Magit replied that Mono County has general police power, and dealing with water would fit. Lahontan RWQCB requires water companies to install meters.

MOTION: Approve first one-year extension of Vested Tentative Tract Map 37-57/Lakeridge Ranch Phase II. (Shipley/Miller. 4-0. Absent: Bush.)

Mono County
Community Development Department

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Mammoth Lakes, CA 93546
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commdev@mono.ca.gov

Planning Division

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Meeting Date: November 8, 2007

To: Mono County Planning Commission

From: Larry Johnston, Principal Planner

Re: Sierra Business Park Amendment #1 – Public Hearing

The public hearing for the Sierra Business Park Specific Plan Amendment #1 was opened at your September 13, 2007, meeting, hearing from two persons, and continued to October 11, 2007, in order to allow staff to complete additional public noticing. This noticing was conducted. However, a quorum for the October 11 meeting was not reached, and the continued hearing was not conducted. Consequently, a subsequent public hearing notice has been prepared and distributed for the November 8 Planning Commission meeting.

In addition to the original staff report, also attached is a resolution from the Sierra Business Park Owners Association restricting the use of caretaker units in the park to adults only.

HEARING TO BE HELD IN THE
MONO COUNTY COURTHOUSE
BRIDGEPORT, CALIFORNIA
PREPARED BY: L. Johnston, H. Kiers

County of Mono
Community Development Department
Planning Division

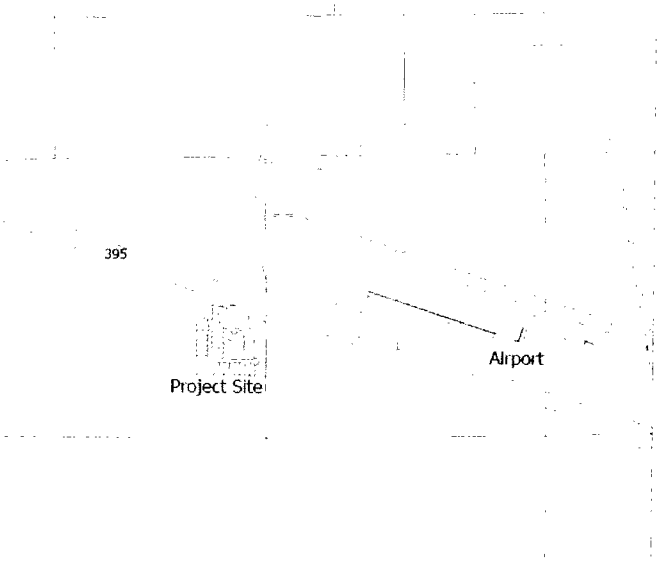
HEARING DATE: 09/13/07
HEARING TIME: 10:15 AM

REPORT TO THE PLANNING COMMISSION

PROPOSAL: To amend the Sierra Business Park Specific Plan (SP) to: 1) allow up to, but no more than, six total caretaker units on the property; 2) modify parking standards to be in accordance with the Mono County Land Use Element, Chapter 06: Development Standards – Off-Street Parking; and 3) clarify snow storage to be in accordance with Mono County Land Use Element section 4.30, Snow Storage Requirements.

APPLICANT: County of Mono

PROPERTY OWNER: Multiple Owners



Vicinity Map

LOCATION: Southwest of U.S. 395 about 3 miles south of the intersection with S.R. 203. The site is directly opposite the entry to Mammoth Yosemite Airport and about 1 mile west of the airport terminal.

ASSESSOR PARCEL NUMBER: Multiple

PARCEL SIZE: 36± acres

GENERAL PLAN DESIGNATION: Specific Plan

CURRENT LAND USE: Industrial/Business Park

SURROUNDING LAND USES

	DESIGNATION	LAND USE
NORTH	RM	Inyo National Forest
SOUTH	RM	Inyo National Forest
EAST	INSTPUB	Mammoth Yosemite Airport
WEST	RM	Inyo National Forest

ACTION:

Conduct the public hearing and recommend approval/disapproval/modification of the amendment to the Board of Supervisors.

BACKGROUND

Sierra Business Park is an industrial park designed for the needs of business, warehouse, storage, rentals, light industrial uses, etc. The location is the former site of a sand and gravel extraction operation now converted to the Sierra Business Park. It encompasses 36.7 acres of land, including 32.7 acres of industrial lots and 4.0 acres of road right-of-way. The Specific Plan was adopted by the Board of Supervisors on December 12, 2000. Since its adoption, several minor modifications have been made by the Community Development Director as provide for in the specific plan (primarily changes to required materials and colors), the latest occurring 12/13/06. This is the first proposed "major" amendment to the Specific Plan.

PROJECT DESCRIPTION

The proposal would amend the Specific Plan to: 1) allow up to, but no more than, six total caretaker units on the property; 2) modify parking standards to be in accordance with the Mono County Land Use Element, Chapter 06: Development Standards – Off-Street Parking; and 3) clarify snow storage to be in accordance with Mono County Land Use Element Chapter 04 Section 4.30, Snow Storage Requirements.

DISCUSSION

The amendment is being proposed by Mono County staff to address specific issues with the current Specific Plan.

1) Allow up to six total caretaker units on the property.
Currently, only two caretaker units are allowed on the entire business park property. These two units have been allocated to an existing user and no additional caretaker units may be allowed for any other users. Primary reasons for limiting the number of caretaker units included the potential incompatibility between residential uses / industrial uses and the limitation on sewage disposal in the business park. Currently, sewage disposal is limited to 250 gallons per half acre; sewage is treated on each parcel by specially designed septic systems, as the groundwater table is in proximity to the surface.

Nonetheless, staff has received requests and inquiries to allow some additional caretaker units for businesses associated with storage / mini-storage where the business operations typically utilize on-site employees. It has been indicated that potential incompatibility problems have been reduced in similar operations elsewhere. Also, since storage uses have more limited effects on sewage disposal, there likely would be adequate capacity for a caretaker unit on the specified individual parcels. It would appear appropriate that as long as a business can prove that a caretaker unit is a bona fide part of its normal operations, and that sewage disposal could meet Mono County Environmental Health septic system requirements, staff believes that up to six such units in total should be permitted (i.e., four more than allowed at present).

If approved, section N.1.22 would be modified to read:

> "No more than six caretaker units may be allowed in the entire specific plan area. Such units shall be allowed by the Community Development Director upon finding that the units are a bona fide part of the associated business operation and that sewage disposal meets requirements of the Mono County Environmental Health."

2) Modify parking standards to be in accordance with the Mono County Land Use Element, Chapter 06.
The Sierra Business Park Specific Plan currently states that off-street parking shall be provided on each lot at a ratio of no fewer than two parking spaces per 1,000 square feet of gross building area (section N.9.2.a). This standard is to be applied to all uses; even those that do not require such large amounts of parking (e.g., warehouse uses). Standards in Chapter 06 are tailored more to individual uses. For example, parking for manufacturing uses is based on the number of employees on the largest shift rather than the actual building size. Moreover, the chapter details parking layout, parking size, access, handicapped stalls, etc.

If approved, section N.9.2.a would be modified to read:

"Off-street parking shall be provided pursuant to Land Use Element Chapter 06."

3) Clarify snow storage to be in accordance with Mono County Land Use Element Chapter 04, Section 4.300, Snow Storage Requirements, at a rate of 25%.
Snow storage is briefly addressed in the Sierra Business Park Specific Plan in section N.9.2.b. However, the section is silent on the percentage of storage and vague on the specifics of how storage is to be accommodated. Section 4.300 of the Land Use Element describes more clearly how storage is to be accommodated. Also, embodied in this section are the percentages of snow storage required, depending on location in the county; rates range from 25% to 65%. In this case, staff believes that a 25% snow storage requirement would suffice, given the business park location.

If approved, section N.9.2.b would be modified to read:

> "Snow storage on individual lots shall be accommodated at a 25% rate; all other provisions of Land Use Element Chapter 04, Section 4.300, Snow Storage Requirements, shall be followed."

ENVIRONMENTAL IMPACT REPORT (EIR)

An EIR for the Sierra Business Park project has been previously certified by Mono County. The proposed amendment is considered consistent with the existing Environmental Impact Report for the project.

ATTACHMENT:
Sierra Business Park Specific Plan, as modified 12/13/06

SIERRA BUSINESS PARK OWNERS' ASSOCIATION
RESOLUTION OF BOARD OF DIRECTORS

The following resolution has been adopted by the Board of Directors of the Sierra Business Park Owners' Association, a Nonprofit Mutual Benefit Corporation, at its regular meeting held September 21, 2007:

WHEREAS, it is intended that, except for permitted caretaker units, no overnight housing occupancy of any kind shall be allowed in the Sierra Business Park (the "Park");

WHEREAS, the County of Mono desires to amend the Specific Plan for the Park for the purpose of increasing the number of caretaker units allowed in the Park from 2 to 6 total;

WHEREAS, there is concern that children not be allowed to reside at the Park, nor in any of the caretaker units;

WHEREAS, for safety and other appropriate reasons given the nature of the light industrial uses conducted at the Park, it is appropriate to prohibit children from occupying or residing in the caretaker units;

WHEREAS, only adult employees (and their adult family members or family partners over 18 years of age) actively working for the respective business(es) where the respective caretaker unit is located, as further restricted in number by Mono County, shall be allowed to reside in any such unit(s);

NOW, THEREFORE, IN VIEW OF THE ABOVE IT IS HEREBY RESOLVED, that no overnight occupancy of any kind shall be allowed at the Sierra Business Park, except in an approved caretaker unit.

IT IS FURTHER RESOLVED, that caretaker units shall be occupied only by adult employees (and their adult family members or family partners over 18 years of age) actively working at least 20 hours per week for the respective business(es) where the respective caretaker unit is located, as further restricted in number by Mono County;

IT IS FURTHER RESOLVED, for safety and other appropriate reasons given the light industrial nature of the Park, that no occupancy in a caretaker unit shall be allowed for anyone 18 years of age or younger, or anyone enrolled in school grades K through 12, inclusive.

ON MOTION DULY MADE, seconded, and unanimously carried, the board has approved the foregoing resolution.

This resolution is to be filed with the minutes of the board proceedings.

DATED: 9.24.07

Merton Morgan, Secretary.

SIERRA BUSINESS PARK SPECIFIC PLAN

Adopted by the
Mono County Board of Supervisors
December 12, 2000

Minor Modifications by Planning Director 10/20/04, 11/28/05, 12/13/06

SIERRA BUSINESS PARK
SPECIFIC PLAN

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SIERRA BUSINESS PARK
SPECIFIC PLAN

A. INTRODUCTION

The text presented in this Section of the Sierra Business Park Specific Plan and EIR constitutes the Land Use Regulation governing development of the area hereinafter to be referred to as Sierra Business Park. The Specific Plan properties have been placed into the Specific Plan District by Resolution, as adopted by the Mono County Board of Supervisors.

B. PURPOSE AND OBJECTIVES

The purpose of these regulations is to provide for development of the Sierra Business Park in a manner that reflects the spirit and intent of the specific plan and industrial development regulations of the Mono County Zoning Code and the Mono County General Plan. A central objective of these regulations is to provide for needed industrial services while protecting the scenic resources of the region as a whole and the Highway 395 Scenic Corridor in particular.

These regulations stipulate site design and site planning standards consistent with Mono County policies governing development and the protection of natural resources.

C. SITE PLANS

Consistency with provisions of the General Plan and Zoning Code is ensured through Site Plan review procedures established herein. The Site Plan review process provides for County review of detailed, final site plans for each lot in Sierra Business Park, and provides assurance that each lot will be planned, constructed and maintained in a manner that conforms to this Specific Plan and is compatible with surrounding environs. The Site Plan process also provides for a timely sequence of County and public review and input.

D. AUTHORITY

California Government Code §65507 authorizes a legislative body to adopt an ordinance or resolution requiring that a Specific Plan be prepared when it is in the public interest to do so. Mono County has applied this authority to require Specific Plans for all outlying parcels, including the Sierra Business Park site. As with General Plans, the Board of Supervisors must hold a public hearing before considering adoption of the Specific Plan.

The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision map if it is inconsistent with applicable specific plans (§66474{b}). The Mono County Planning Commission is authorized to approve or deny tentative tract maps.

E. DEFINITION OF TERMS

Terms used in this Specific Plan shall have the same definitions as given in the Mono County Zoning Ordinance unless specified otherwise herein.

F. REGIONAL AND LOCAL SETTING

The Sierra Business Park Specific Plan site is located in southern Mono County, California. The project site encompasses 36 acres situated immediately southwest of Highway 395 about 3 miles south of the intersection with State Route 203 (SR 203 leads into Mammoth Lakes). The site is directly opposite the entry to Mammoth Lakes/Yosemite Airport and about 1 mile west of the airport terminal.

The property is the former site of a sand and gravel extraction operation that was owned by Sierra Materials. Past operations on the site have created an excavated bed that is 20-25 feet below the surrounding land. An elevated berm has been constructed around the site perimeter to screen operations of a batch plant that was installed by the applicant in 1998.

G. PHYSICAL FEATURES OF THE SIERRA BUSINESS PARK SITE

1. SOILS AND ELEVATION

The site is located on the alluvial slopes of the eastern Sierra Nevada. Site elevations range from 7,099 feet (in the excavated central portion of the site) to 7,125 feet (on parts of the site perimeter). Soils are of firm-to-dense compaction and comprised of recent alluvium, including glacial outwash, talus deposits, and stream and river alluvium. Soil depths range from 0-8 feet.[1]

2. VEGETATION

The site has been excavated as part of its prior use as a sand and gravel mining and processing site. The site is also located in the range of (but is not part of) an existing cattle grazing allotment. These past and on-going uses have removed essentially all vegetation and topsoil from the project site.

3. VIEWSHED

The entire length of Highway 395 has been designated by the California Department of Transportation (CalTrans) as a Scenic Highway of statewide significance.

The site cannot be seen from most locations to the southeast due to elevation differences. The screening berm, the power lines and the 40' batch plant stack are readily visible from locations to the north and west, which are at higher elevations. The escarpment of the Sierra Nevada dominates mid- and long-range views from Highway 395. The Mammoth Lakes/Yosemite Airport dominates near-field views to the northeast, and the White Mountains dominate more distant views to the east.

4. LAND USE

Land uses on the site as of January 2000 include an operating concrete batch plant (Use Permit No. 37-95-03), two Edison high-power transmission lines, and vacant, previously excavated land with a screening berm around portions of the site perimeter. A dogsled concession (with an office building, storage and kennels), also occupies a portion of the site.

H. GENERAL PLAN CONSISTENCY

Consistency between the Sierra Business Park and relevant goals and policies of the Mono County General Plan is evaluated in Table 1 below. As indicated, the project conforms to all relevant General Plan goals and policies.

[1] Source: Preliminary Soils Report, Feb. 1997.

Table 1
CONFORMANCE WITH THE GENERAL PLAN

VISUAL RESOURCES:

Goals and Policies: "The General Plan emphasizes the importance of the Highway 395 viewshed from Benton Crossing Road to the intersection with SR 203. Significant visual impacts are to be avoided along this designated scenic highway, as demonstrated by visual impact analyses. Mitigation must be provided, via landscaping, screening or other means, to assure compliance with these goals. ***Discussion:*** *A number of project elements have been suggested by County staff and incorporated by the applicant to minimize visibility from Highway 395. This Specific Plan contains requirements specifically intended to protect the visual integrity of the Highway 395 scenic corridor.*

Goals and Policies: The General Plan also encourages the concentration of development in or adjacent to existing communities, and supports the transfer of ownership to accomplish this goal. ***Discussion:*** *The Sierra Business Park is removed from existing communities, but directly adjacent to the regional airport, which it is expected to support in terms of available services. Efforts to achieve a transfer of ownership have not been successful and the County Board of Supervisors has indicated that the applicant will not be asked to explore this issue any further.*

INDUSTRIAL DEVELOPMENT:

Goals and Policies*:* The General Plan recognizes a countywide need for additional industrial land uses for the services provided, for economic growth and for job stability. Long Valley is cited as an area identified for some additional industrial land. ***Discussion:*** *The proposed Sierra Business Park responds to General Plan policies calling for balanced economic growth and employment development, and is directly responsive to the policy that calls for additional light manufacturing in the Long Valley area.*

LAND USE COMPATIBILITY:

Goals and Policies: The General Plan requires that land uses around the airport be limited to those that are compatible with airport operations and include proper notification. Additionally, no use may infringe upon the integrity of the airport safety zone or otherwise impact safe air navigation. ***Discussion:*** *The proposed Sierra Business Park is compatible with the airport and would offer services that directly support airport operations. The project would neither impact the safety of airport operations nor be significantly impacted by those operations due to the industrial nature of the proposed uses.*

Goals and Policies: The General Plan identifies resource extraction uses at the project site and recommends the same policy for other existing quarries in the planning area. ***Discussion:*** *Aggregate resource extraction opportunities at the site have been fully developed and further aggregate extraction is unfeasible. The project application provides for deletion of this General Plan policy as it applies to the project site.*

SPECIFIC PLAN DEVELOPMENTS:

Goals and Policies: The Specific Plan designation applies to developments proposed in areas outside of existing communities, on large parcels of land within or adjacent to existing communities, to provide direction for potentially conflicting land uses, and to plan for future land uses in the vicinity of surface mining operations. The Specific Plan requires that conditions of approval govern key issues such as the use of open space, treatment of scenic easements, and habitat preservation. ***Discussion:*** *This Specific Plan has been prepared to comply with General Plan requirements governing outlying parcels. Conditions of approval have been an integral element of Specific Plan preparation as well as the environmental impact report. Appendix B of this Final EIR summarizes all mitigation measures that must be implemented and monitored.*

RESOURCE PRESERVATION:

Goals and Policies: The General Plan requires the protection of critical wildlife habitat through the use of development standards, native vegetation in landscaping, and alternatives or mitigation measures where necessary to assure compliance. ***Discussion:*** *The biological assessment concluded that project implementation would not have a significant adverse impact on any critical wildlife habitat, including the nearby deer migration corridor or the 3 sage grouse leks in the project vicinity. Additionally, this Specific Plan requires the use, on the PMZ, of native plant species typical of the big sagebrush communities and adapted to the local region. There will be a mix of natives and non-native species on the site interior.*

MINING RECLAMATION:

Goals and Policies: The General Plan limits resource extraction to designated zones, and requires submittal of a Reclamation Plan for sites that have been mined. Conditional Use Permits are required for all mining operations to assure public safety. ***Discussion:*** *Resource extraction has been discontinued at the site due to the lack of significant additional on-site aggregate materials and the availability of superior resources in other locations. However, batch plant operation would continue. A Reclamation Plan has been submitted as part of project documentation. The Reclamation Plan links reclamation to site development, including access, drainage, landscaping, and other improvements required in a Reclamation Plan.*

WATER RESOURCE PROTECTION POLICIES:

Goals and Policies: The General Plan mandates the protection of local surface and groundwater resources through required studies, standards, and regulations. ***Discussion:*** *This Specific Plan and EIR provides studies conducted for the purpose of identifying relevant water protection policies and standards, quantifying project impacts, and developing measures to safeguard the resources in light of project impacts. The proposals incorporate substantial input from the County Health Department and the Lahontan Regional Water Quality Control Board. Please see EIR Sections 5.2 and 5.10, as well as Appendices C and K for a full discussion of the measures proposed for proper design, maintenance and use of the onsite septic and drainage systems.*

DEVELOPMENT STANDARDS:

Goals and Policies: "The General Plan requires that new developments be served by existing utilities where feasible, and contains strict regulations for the control of toxic substances. It also addresses standards for fire safety and grading ordinance compliance. The General Plan requires compliance with all relevant standards for noise and air quality. ***Discussion:*** *Although the site is about 4 miles from the Town of Mammoth Lakes, communication with the local water and sewer provider indicates that annexation is not feasible (source: Dennis Erdman, General Manager, MCWD, January 27, 2000). This Specific Plan contains requirements for utilities, for the management of toxic substances, for grading, fire safety, noise controls, and for the control of particulate emissions.*

I. ZONING CONSISTENCY

This Specific Plan is adopted pursuant to regulations contained in the Mono County Zoning Ordinance. It is specifically intended by such adoption that the development standards herein shall regulate all development within Sierra Business Park. In cases of explicit conflict between this Specific Plan and the Mono County Zoning Ordinance, this Specific Plan shall prevail. Details or issues not specifically covered herein shall be subject to the regulations of the Mono County Zoning Ordinance.

J. REVIEW PROCESS

1. APPROVAL

Approval of this Specific Plan and all subsequent amendments hereto shall be in accordance with Mono County procedures as set forth in Chapter 19.46 of the Mono County Zoning Ordinance.

2. CEQA COMPLIANCE

This Specific Plan has been prepared for the Sierra Business Park in compliance with CEQA. The Final EIR (SCH #1997032100) contains a Mitigation Implementation and Monitoring Program that has been adopted to mitigate the adverse environmental impacts associated with implementation of this Specific Plan. Mono County is responsible for monitoring and enforcement of the Mitigation Program to assure that all measures are implemented in a timely and effective manner, and is also responsible for enforcement of the regulations contained in this Specific Plan.

K. SPECIFIC PLAN CONCEPT

The development standards and procedures established herein are intended to satisfy the requirements of §19.46 of the Mono County Zoning Ordinance. With adoption of the Sierra Business Park Specific Plan, the development standards and procedures established herein became the governing zoning regulations for all land uses developed on this site. These standards are also intended to reflect the spirit and intent of the Mono County General Plan and Zoning Ordinance.

The purpose of these standards is to (1) provide for the classification of land uses on the site, (2) define standards for the development of those uses, (3) establish procedures for orderly site development through build-out, (4) protect the public health, safety and welfare of those who work and do business in Sierra Business Park, (5) provide for the progress, well-being, and convenience of the County as a whole, and (6) establish and maintain a level of quality in site development.

L. GENERAL REGULATIONS

1. DEFINITION OF TERMS

Terms used in this Specific Plan shall have the same definition as given in the Mono County Zoning Code, unless specified otherwise herein.

2. CODE CONSISTENCY

1. The development standards herein shall regulate all development in the Sierra Business Park. In case of a conflict between this Specific Plan and the Mono County Zoning Code, this Specific Plan shall prevail. In cases where this Specific Plan is silent on an issue of relevance to the project, the Mono County Zoning Code shall prevail.

2. Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County Zoning Codes, Grading Ordinances, and other adopted ordinances of the County.

3. Construction shall comply with all applicable provisions of the Uniform Building Code and the mechanical, electrical, plumbing and other codes related thereto as administered

by Mono County and other agencies with jurisdiction over the project.

4. Grading plans submitted for Sierra Business Park shall be based on the County Grading Code and shall be accompanied by all geological and soils reports required by the Grading Code.

3. AIRPORT NOTIFICATION

No construction activities or alterations that meet the notice criteria of the Code of Federal Regulations[†] shall be permitted without first notifying the FAA of the proposed construction and receiving a determination from the FAA that such construction does not constitute a hazard to air navigation.

4. SEVERABILITY

If any portion of these regulations is declared by judicial review to be invalid in whole or in part, such decision shall not affect the validity of the remaining portions.

5. ALTERNATIVE DEVELOPMENT STANDARDS

No alternative development standards shall be permitted unless such standards are established through an amendment to this Specific Plan.

6. DEVELOPMENT FLEXIBILITY

1. All of the lots on the Sierra Business Park Tentative Tract Map may be platted as much as ten percent (10%) above the acreage or square footage shown. Such variances would be subject to review and approval by the Director of Planning, but no amendment to this Specific Plan shall be required for variances that meet these guidelines.

2. Only general boundary alignments and approximate acreage figures are shown in the Tentative Tract Map, Grading Plan and Landscaping and Berm Treatment Plans herein. Adjustments to land use boundaries resulting from final road alignments, the siting of infrastructure facilities, and/or technical refinements to the Specific Plan would not require an amendment to this Specific Plan.

M. LAND USE PLAN

The Land Use Plan for Sierra Business Park encompasses 36.7 acres of land, including 32.7 acres of industrial lots and 4.0 acres of road right-of-way. Two easements overlay the property. The SCE easement encompasses a total of 3.8 acres of land, and the Perimeter Maintenance Zone easement encompasses 4.7 acres. The easements are integrated into the underlying parcel boundaries.

N. DEVELOPMENT STANDARDS

1. USES PERMITTED

The following uses are permitted within the Sierra Business Park subject to approval of a Building Permit.

1. Shipping and delivery.
2. Storage, mini-storage and warehousing for boats, recreational vehicles, automobiles, etc.
3. Janitorial services and supplies.
4. Rental agencies for motorized and non-motorized modes of transport, and service in connection therewith.
5. Rental agencies for snow and yard equipment, and service thereof.
6. Rental agencies for industrial and construction equipment, and service thereof.
7. Wholesale lumberyards and wholesale plumbing supplies.
8. Vehicular repair facilities, paint shops and tire recapping facilities.
9. Wholesale nurseries and garden shops.
10. Warehousing, rental, and service outlets for appliances, computers, components, and other similar products.

[†] For regulated sites outside the boundaries of any airport.

11. Commercial recreational facilities, equipment storage, rental and repair.
12. Card-lock gas fueling stations.
13. Research laboratories and facilities.
14. Product development and testing facilities.
15. Tooling and small machine shops.
16. Photo-finishing and photographic processing facilities.
17. Blueprinting, reproduction, printing, copying and photoengraving services.
18. Construction industries including general and specialty contractors and their accessory & incidental office uses.
19. Manufacture and storage of building, construction, and plumbing parts and equipment.
20. Motion picture, video, television and recording studios.
21. Firewood storage provided the facilities are screened from view of motorists on Highway 395.
22. Caretakers' living quarters without outdoor living areas (no more than two caretakers quarters in the entire site).
23. Maintenance structures & buildings.
24. Landscape services and landscaping materials (e.g., storage of vehicles, earth, clay and similar materials) for sale
25. Dog kennels and pet kennels.
26. Accessory structures or uses that are customarily incidental or necessary to the permitted main uses.
27. Any other similar use that is found by the Planning Commission to be compatible with the purpose and objectives of this Specific Plan.
28. Large-dish antennae and other large-dish devices for transmission or reception of signals.
29. The following uses must be incidental to a permitted use or conditionally permitted use, and occupy no greater than 500sf of floor area, consistent with the prior section. No use may be permitted which, in the judgment of the Director, would have environmental impacts greater than the permitted use.
    a. Sales agencies for motorized and non-motorized transport vehicles
    b. Sales agencies for snow and yard equipment
    c. Sales agencies for industrial and construction equipment
    d. Retail nurseries and garden shops
    e. Sales outlets for appliances, computers, components, etc.
    f. Food services ancillary to the permitted uses.
    g. Sales of building, construction, and plumbing parts and equipment.

2. USES PERMITTED SUBJECT TO APPROVAL OF A USE PERMIT BY THE PLANNING COMMISSION

1. Manufacturing and assembly plants and facilities up to 10,000 square feet (sf).
2. Dry Cleaning facilities.
3. Concrete or asphalt batching plant or similar mixing plant, except that only one such plant shall be permitted in Sierra Business Park at any point in time. Ancillary activities (including storage, stockpiling, distribution and sale of rock, sand, gravel, earth, clay, and similar materials, as well as the ancillary manufacture of concrete products) shall also be permitted, subject to a use permit.
4. Water filtration and processing facilities.
5. Communication systems and facilities (telephone, cable, digital and other).
6. Water and bottled water production and distribution facilities, including pump facilities and water bottling facilities.
7. Electricity and natural gas lines and easements. Power lines may include buried and surface features, and may be sized for local and regional service.
8. Retail lumberyards, retail plumbing supplies and general home improvement centers up to 10,000 sf.

3. SITE DEVELOPMENT STANDARDS

The following site development standards shall apply:

1. Building Lot Area and Site Coverage: No minimum lot area or site coverage. The maximum site area is the net usable area as indicated in the Land Use Concept, Section M. Site coverage shall not exceed eighty percent (80%) of any building lot.

2. Building Lot Width and Depth: No minimum, and no maximum. However, no lot may be subdivided without an amendment to this Specific Plan.

3. Building Height Limit: No minimum. The maximum building height limit of all flat-roof structures shall be twenty-five (25'). The maximum height of pitched-roof structures on lot 1, and lots 24 through 30 (including the ridge of the roof and all appurtenant structures, unless otherwise required by code) shall be twenty five (25'). On the remaining lots, the maximum height of pitched roof structures shall be thirty (30').

   As long as a batch plant is allowed pursuant to a valid use permit, or the present concrete batch plant continues in operation, the maximum height limit for lot 14 shall be forty-feet (40'; i.e., the maximum height of existing structures). At such time as the concrete batch plant operations cease, the maximum height limit for this lot shall be twenty-five (25') for flat-roof structures and appurtenant roof structures and 30' for pitched roof.

4. Building Setbacks:
   a. Along interior streets, buildings shall be set back a minimum of twenty-feet (20') from the property line, except that unsupported roofs or architectural elements may project five-feet (5') into the required setback area. No maximum setback.
   b. Adjacent to the exterior property boundary: No buildings or development shall be permitted in the designated PMZ. No maximum setback.
   c. Rear yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
   d. Side yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
   e. The PMZ varies in width from 20-60.' Structures may have a 0' rear yard or side yard setback from the PMZ, but may not enter into the PMZ.

5. Loading Standards: All loading shall be performed within each lot; no on-street loading shall be permitted. Loading platforms and areas shall be screened from all off-site views from Highway 395.

6. Trash Storage Areas: All trash storage containers shall be shielded from view of adjacent lots and interior streets by solid fencing not less than five-feet (5') in height and no more than eight-feet (8') in height, and shall be shielded from all off-site views from Highway 395. Trash storage areas shall be designed and maintained to facilitate County compliance with waste load reduction programs. No trash storage area shall be permitted within the PMZ or the street landscape zone.

7. Mechanical and Electrical Equipment: Exterior components of plumbing, processing, heating, cooling and ventilation systems, and transformers shall not be visible from any abutting lot, street or highway.

8. Antennas: Dishes, transmitters and antennas shall not be placed higher than fifteen-feet (15') above floor elevation, and shall be screened from view by architecturally compatible landscaped berms, plantings, walls, solid fencing, or a combination of these materials.

9. Grading:
   a) No grading shall be undertaken prior to the posting of a performance bond in compliance with the County Grading Ordinance.
   b) All lots shall be equipped with an oil/water separator.[‡]

10. Toxic Material Handling: All toxic materials handling on site, whether by the maintenance association or by individual tenants, shall comply with all relevant laws and regulations governing their use, storage and disposal.

11. Heating Systems: Individual tenants and owners shall be prohibited through deeds of sale or lease agreements from installing wood-burning appliances that do not comply with current standards for control of particulate emissions.

12. Structural Fire Protection: All structures in Sierra Business Park shall comply with current requirements of the Long Valley Fire Protection District for structural fire protection.

13. Site Plan Submittal: Before any building permit is issued for a site in the Sierra Business Park, a Site Plan shall be submitted to and approved by Mono County.

14. Other Outdoor Storage Areas:
   a. Outdoor storage items placed within 50-feet (50') of the property line(s) contiguous to the interior street shall be screened by solid fencing on the street side(s) of the storage area and at side property lines for the length of the storage area. Outdoor storage items that are placed beyond this 50-foot visual zone do not require solid fencing on the street side. However, solid fencing may be required at the side and rear property lines, subject to review by the Planning Director.
   b. Solid fencing shall be a minimum of 5-feet (5') high and may need to be up to eight-feet (8') high, subject to review by the Planning Director. Storage items taller than eight-feet (8') may be visible above solid fencing, provided they do not exceed twelve-feet (12') in height.
   c. Storage is anything placed outdoors and outside of a building that is not a private vehicle for employee or customer transportation; cars, trucks, and vehicles that stay onsite after hours, machinery, tools, items for rent, materials and items for sale are examples of storage items.
   d. Storage and associated fencing shall not occur within the PMZ or the Street Landscape area.

4. LANDSCAPING, SCREENING AND OPEN SPACE STANDARDS

1. Plant Materials: Landscaping is intended to maintain a sense of continuity with the surrounding lands and to minimize the visual intrusion of Sierra Business Park into the state-designated scenic corridor along Highway 395. The open space area of Sierra Business Park shall be known as the Perimeter Maintenance Zone (PMZ), as shown on the Tentative Tract Map.
   A different landscaping plant palette shall be provided for the street landscaping zone, which is encouraged to include but is not limited to a variety of native plants. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the street palette.

2. Perimeter Maintenance Zone and Berm:
   a. The Sierra Business Park Specific Plan site shall be enclosed by a PMZ around the entire site, broken only at the entry access from Highway 395.
   b. The PMZ berm shall be constructed of landscaped earthen materials with

[‡] Minor modification by Planning Director, 12/13/06

undulant external contours. Except for the SCE right-of-way, the berm height along the western PMZ shall average 7,122' elevation but not less than 7,120'.

c. All landscaping within the PMZ shall consist of native plant materials typical of big sagebrush communities and adapted to the region, or as approved by the community development director to achieve adequate screening. Trees shall be included along the northern and western PMZ and along the frontage of lots 1 and 2. Where landscaping is derived from seedlings, the seedlings shall be genetically compatible with local plant stock.

d. A detailed landscape plan for the PMZ shall be prepared and submitted to the Planning Department for approval consistent with the Reclamation Plan.

3. Landscaping of Lots and Along the Interior Street: A ten-foot (10') landscaping strip will be planted by the applicant along the length of all properties contiguous to the interior street. One landscaping plant palette shall be provided for the street landscaping zone, and a different palette shall be provided for the remainder of the site. The maintenance association shall maintain the landscape strip. Extension of site landscaping from the street landscaping zone to the face of buildings or edge of parking areas is encouraged. Landscaping of the street landscape zone and the lots is encouraged to include, but is not limited to, a variety of native plants and plants that resemble native plants in color, texture and form. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the lot plantings or street palette.

4. Landscape Irrigation: A temporary irrigation system shall be provided for irrigation of the PMZ and retained until the County finds that supplemental irrigation is no longer required to maintain plant viability.

5. Landscape Maintenance: All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed.

[§]6. Interior Street Screening: ~~Where proposed, walls and fences along streets and boundaries shall have a maximum height of six feet (6') within ten feet (10') of the point of intersection of a road or driveway and an internal street or sidewalk. Where solid fencing is provided, such fencing shall have a minimum height of five feet (5') feet and a maximum height of eight feet (8') feet. No fencing shall be allowed in the ten-foot (10') street landscaping zone.~~ **Where outdoor storage is proposed on the property, solid fencing in the form of an eight foot (8') high "Verti-Crete" ledge stone wall shall be erected along the interior street property line. An eight foot (8') high gate composed of wide mesh galvanized chain link with dark brown plastic slats shall also be required.**

7. Screening of Parking Areas: For parking areas outside of storage areas, no additional screening shall be required. However, no parking shall be allowed in the ten-foot (10') street landscaping strip or in the PMZ.

8. Screening Materials: All screening shall consist of one or a combination of the following:

a. Walls (including retaining walls) shall consist of concrete, rock and stone, brick, tile or similar solid masonry material a minimum of four-inches (4") thick.

[§] Minor modification by Planning Director, 12/13/06

b. Fencing shall be constructed of metal that harmonizes with building exteriors and has minimal visual impact. Barbed wire fencing shall be permitted around the site perimeter (i.e., exterior side of the PMZ).

c. Solid fencing utilizing ~~gray or tan split face block (Basalite, Sparks – natural gray, and Basalite, Dixon – D345 tan, respectively)~~ **8' high block wall (Verti-Crete, ledge stone, color: Wrought Iron††), and /or mesh galvanized chain link with ~~sand~~ **dark brown** plastic slats.

d. Walls and fences used for screening of loading zones shall have a maximum height of six-feet (6') within ten-feet (10') of the point of intersection of a road or driveway and an internal street or sidewalk. No fencing shall be permitted in the ten-foot (10') street landscaping zone, and no fencing shall be permitted in the PMZ (except for the existing barbed wire fencing on the site perimeter). Where solid fencing is provided, such fencing shall have a minimum height of five-feet (5') and a maximum height of eight-feet (8').

9.‡‡ Screening between Properties: Between properties, an 8' high wide mesh galvanized chain link with dark brown plastic slats shall be erected. An emergency access gate may be required between properties.

5. DESIGN GUIDELINES

These design guidelines are intended to assure quality architecture that reflects a non-intrusive and pleasing style, quality materials, and professional workmanship. A key objective is to minimize the visual presence of the development from all off-site locations. Consistent with this goal, building masses are to be simple in form and strong in geometry.

6. BUILDING MATERIALS AND COLORS

No polished or mirror-reflective finishes or paints shall be permitted in Sierra Business Park. All exterior building materials and colors in Sierra Business Park are intended to coordinate with colors found in the surrounding landscape.

1. Exterior Roofing Materials and Colors: All exterior roofing materials shall consist of the following materials and colors. It is anticipated that the application would typically be sloped; if flat, colors shall be coordinated.
   - *a. Composition Shingle
     - ❑ Brown (Elk Prestique Series – Weatheredwood, or equivalent)
     - ❑ Dark Green (Elk Prestique Series - Balsam Forest, or equivalent)
     - ❑ Dark Gray (Elk Prestique Series – Sablewood, or equivalent)
   - *b. Metal
     - ❑ Dark Brown (ASC Building Products - Classic Brown, or equivalent)
     - ❑ Chestnut (ASC Building Products - Chestnut Brown, or equivalent)
     - ❑ Brown (ASC Building Products - Weathered Copper, or equivalent)
     - ❑ Dark Green (ASC Building Products - Forest Green, or equivalent)
     - ❑ Dark Gray (ASC Building Products - Slate Gray, or equivalent)
   - c. Other: Paint or finish to coordinate with colors above.

2. Exterior Wall Materials and Colors: All exterior walls shall consist of the following materials and primary field colors.
   - a. Concrete
     - ❑ Natural Gray

** Minor modification by Planning Director, 11/28/05
†† Minor modification by Planning Director, 12/13/06
‡‡ Minor modification by Planning Director, 12/13/06

* Minor modification by Planning Director, 10/20/04

b. Split-Face Block
   - ❑ Gray (Basalite, Sparks – natural gray)
   - ❑ Tan (Basalite, Dixon – D345, no substitutions)

c. Rock
   - ❑ Any natural rock, shaped or irregular

d. Wood Siding
   - ❑ Any type with "natural cedar" tint

e. Metal Siding
   - ❑ Gray (Metal Sales – Ash Gray [25])
   - ❑ Taupe (Metal Sales – Taupe [74])
   - ❑ Light Bronze (Western Metal – Antique Bronze)
   - ❑ Natural Rust (CorTen, aged)

3. Exterior Trim and Accents: Exterior trim and accent features shall be permitted on only very limited areas of each building (not to exceed 10% of total exterior area) and shall consist of the following materials and colors:
   a. Smooth block
      - ❑ Any color
   b. Split-Face Block
      - ❑ Any color
   c. Rock
      - ❑ Any natural rock
   d. Wood
      - ❑ Natural logs, any finish
      - ❑ Milled wood, clear or solid finish and choice of color
   e. Metal
      - ❑ Any compatible color

§§4. Solid Fencing: Solid fencing, for screening, security and retaining walls as applicable, shall be limited to the following materials and colors:
   a. ~~Split Face Block~~ 8' High Block Wall
      - ❑ ~~Gray (Basalite, Sparks – natural gray)~~
      - ❑ ~~Tan (Basalite, Dixon – D345, no substitutions)~~
      - ❑ **Wrought Iron (color) (Verti-Crete, Ledgestone)**[***]
   b. Metal
      - ❑ Wide mesh galvanized chain link with ~~sand~~ **dark brown** plastic slats.

5. Security Fencing: Open fencing, for security fencing only, shall be limited to the following materials and colors:
   a. Metal
      - ❑ Simple chain link

6. Other Provisions:
   a. The Mono County Community Development Director may approve materials and colors not listed herein, provided such materials and colors are consistent with the design guidelines above.
   b. Exterior building materials that are prohibited in Sierra Business Park include asphalt shingles, glass (other than for windows), wood shingles, vinyl siding, imitation wood siding, stucco, and anything not specifically stated as being included.

7. SIGN STANDARDS

1. Signs: Permitted freestanding signs shall include one main project identification sign and one directory sign. In addition, one lot monument sign shall be permitted on each lot.
   a. All freestanding signs shall be maintained in good operating condition and appearance.
   b. The project developer shall be responsible for construction of the main project identification sign and the directory sign.
   c. Maintenance and repair of the main identification and directory signs shall be the responsibility of an association to be formed pursuant to the CC&Rs for each lot on the site.

§§ Minor modification by Planning Director, 11/28/05

*** Minor modification by Planning Director, 12/13/06

2. Main Project Identification Sign: The main project identification sign shall be located within the PMZ, adjacent to the project entry on the northern site boundary and readily visible from Highway 395, as shown on the Tentative Tract Map. The main project identification sign shall be as shown in Exhibits 6 and 7, and shall conform to the following standards:
   a. Maximum Height: Eight-Feet (8')
   b. Maximum Width: Eight-Feet (8')
   c. Maximum Depth: Two-Feet (2') for each side of the V-shaped sign (see Exhibit 7).
   d. Colors and Materials: As identified in the Design Guidelines.
   e. Minimum Distance from Highway 395 Right-of-Way: Ten-Feet (10')
   f. Minimum Distance from the Project Access Road: Ten-Feet (10')
   g. Illumination of this sign shall be prohibited.
   h. The main project identification sign shall not be located on the PMZ berm.

3. Project Directory Sign: The directory sign shall be located in the site interior, adjacent to the main access road, as shown on the Tentative Tract Map. The directory sign shall be as shown in Exhibit 8, and shall conform to the following standards:
   a. Maximum Height: Eight-Feet (8')
   b. Maximum Width: Three-Feet (3')
   c. Maximum Depth: One-Foot (1')
   d. Colors and Materials: As identified in the Design Guidelines.
   e. Location Relative to Interior Road: Within the Right-of-Way
   f. Illumination of this sign shall be prohibited.

4. Concrete Lot Monument Signs: One lot monument sign shall be permitted on each lot to identify the business complex thereon. The lot monument signs shall be located by the driveway at the street and shall be uniform in scale, design and color. Lot monument signs shall include a reflective lot number and a defined area for the attachment of one custom wood building identification sign.

   These signs are intended to identify the occupant(s) or building name, and may not be used to list specific services or products. All lot identification signs shall be maintained in good condition and appearance. All lot identification signs shall be as shown in Exhibit 9, and shall conform to the following standards:
   a. Maximum Height: Thirty inches (30")
   b. Maximum Length: Four-Feet (4')
   c. Maximum Depth: Twenty-four inches (24")
   d. Colors and Materials: As identified in the Design Guidelines.
   e. Illumination of this sign shall be prohibited.
   f. Maintenance and repair of the lot identification signs shall be the responsibility of the lot owner.

   It shall be at the sole discretion of the developer whether to construct any or all of the lot identification signs.

5. Building Identification Signs: Building identification signs shall be allowed as permitted by the IP (Industrial Park) Zoning District, §19.35 of the Mono County Zoning Ordinance, except that no monument or freestanding building identification signs or lighted signs shall be permitted. In addition, signing permitted by the IP Zoning District shall be confined to a signage "envelope" on one building per lot, defined as follows:
   a. The signage envelope shall face the interior street and may occur on only one side of one building, on each lot.
   b. The signage envelope shall be a horizontal area four-feet (4') high. The top of the envelope shall be no higher than fourteen-feet (14') above the finished floor elevation and no lower than ten-feet (10') above the finished floor elevation of the

building upon which it is located. The envelope may extend the entire width of the building upon which it is located.

c. The signage envelope may be interrupted by architectural features.
d. Building identification signs shall be mounted on the building within the sign envelope area oriented to the interior street, and complementary in scale, design and color to the building it identifies.
e. All building identification signs shall be maintained in good condition and appearance. Maintenance and repair of the building identification signs shall be the responsibility of the lot owner/tenant.

6. Temporary Signs: Temporary outdoor signs shall conform to §19.35 of the Zoning Ordinance (pertaining to the IP Zoning District).

7. Other Signs: All other signage shall be minimized, uniform, concise and subtle and shall be strictly limited to unit numbers, door placards, directional, cautionary and handicap signs at their specific points of use.

8. Signs Prohibited: The following signs shall be prohibited within Sierra Business Park.
   a. Time/Temperature signs.
   b. Freestanding signs, except as provided in these standards.
   c. Temporary or permanent advertising devices or displays.
   d. Rotating, revolving, scintillating, flashing or moving signs.
   e. Signs that project vertically or horizontally from the building face, except as provided herein.
   f. Any banner or device designed to wave, flap, rotate or move with the wind.
   g. Any other signs or components not specifically included in the above descriptions of building identification signs or temporary signs.

8. LIGHTING STANDARDS

a. Exterior lighting in Sierra Business Park is to be held to the minimum required to assure public safety.
b. The source of lighting must be concealed on all exterior lighting.
c. All lighting, interior and exterior, must be designed to confine light rays to the premises of Sierra Business Park. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, highway, sidewalk, adjacent lot or land area, or to project upwards into the airspace above the Sierra Business Park site.
d. All lighting shall emit a light of constant intensity.
e. All exterior lighting fixtures shall be of uniform design and materials, and painted a non-reflective color that conforms to the Design Guidelines herein and blends with the surrounding environment.
f. All exterior lighting shall feature low-intensity lighting.

9. STREET AND PARKING STANDARDS

1. Primary Interior Street
   a. The interior street serving Sierra Business Park shall have a sixty-foot (60') overall right-of-way.
   b. Two travel lanes shall be provided, with one lane for each travel direction. Each of the two lanes shall have a minimum width of eighteen-feet (18').
   c. The interior road shall be a minimum thickness of 0.25' asphalt concrete, with four-inches (4") of Class-2 aggregate base, to accommodate a minimum Traffic Index of 8.5.
   d. Interior road slopes shall not exceed a six percent (6%) grade.

2. Parking Standards

a. Off-street parking shall be provided on each lot at a ratio of no less than 2

parking spaces per 1,000 square feet of gross building area.

b. All parking areas shall be designed to provide for snow storage, and parking lot islands and curbs shall be sited to allow for snow removal.

O. MAINTENANCE, OPERATION AND ENFORCEMENT

All maintenance, operations and enforcement requirements and responsibilities within Sierra Business Park shall be handled through an association formed in keeping with the CC&Rs for each site lot.

P. PROCESSING PROCEDURES

1. AMENDMENT

1. The project developer, or the owner or owners of 50% or more of the lots in Sierra Business Park, may initiate an amendment to this Specific Plan.

2. Any amendment to the Specific Plan shall be in accordance with California Government Code §§65500-65507, and Mono County Code §19.46.

3. Any amendment to this Specific Plan must comply with requirements of CEQA as appropriate.

4. The Board of Supervisors of Mono County may initiate an amendment to this Specific Plan.
5. Modifications to the subdivision plan after approval of the Tentative Tract Map shall be in accordance with the California Subdivision Map Act and Mono County procedures for implementation of the Map Act.

2. MINOR MODIFICATIONS

a. Minor modifications to the proposed subdivision plan, such as lot mergers and divisions, shall not require an amendment to this Specific Plan provided the Mono County Planning Director finds that the modification is consistent with the general nature and intent of this Plan.

Q. FINANCING

All costs associated with implementation of the Sierra Business Park Specific Plan would be privately financed. No public funds are sought for implementation of the project.

Note: All Specific Plan maps are available in the Mono County Planning Department, Bridgeport, California

HOUSING WORKSHOP

Mono County Planning Commission

November 8, 2007

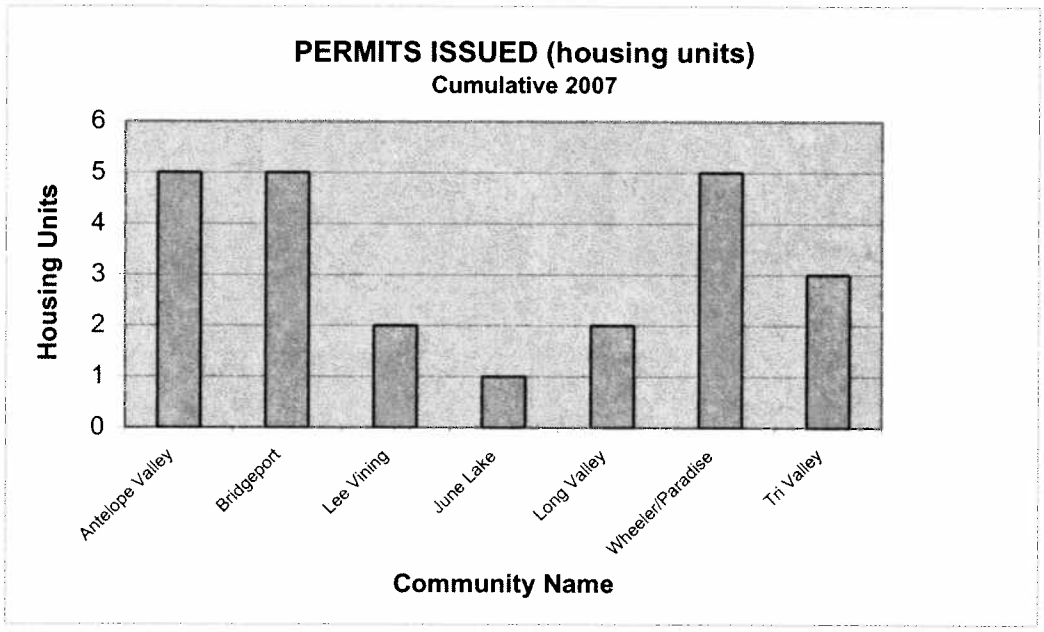
MONO COUNTY BUILDING DEPARTMENT

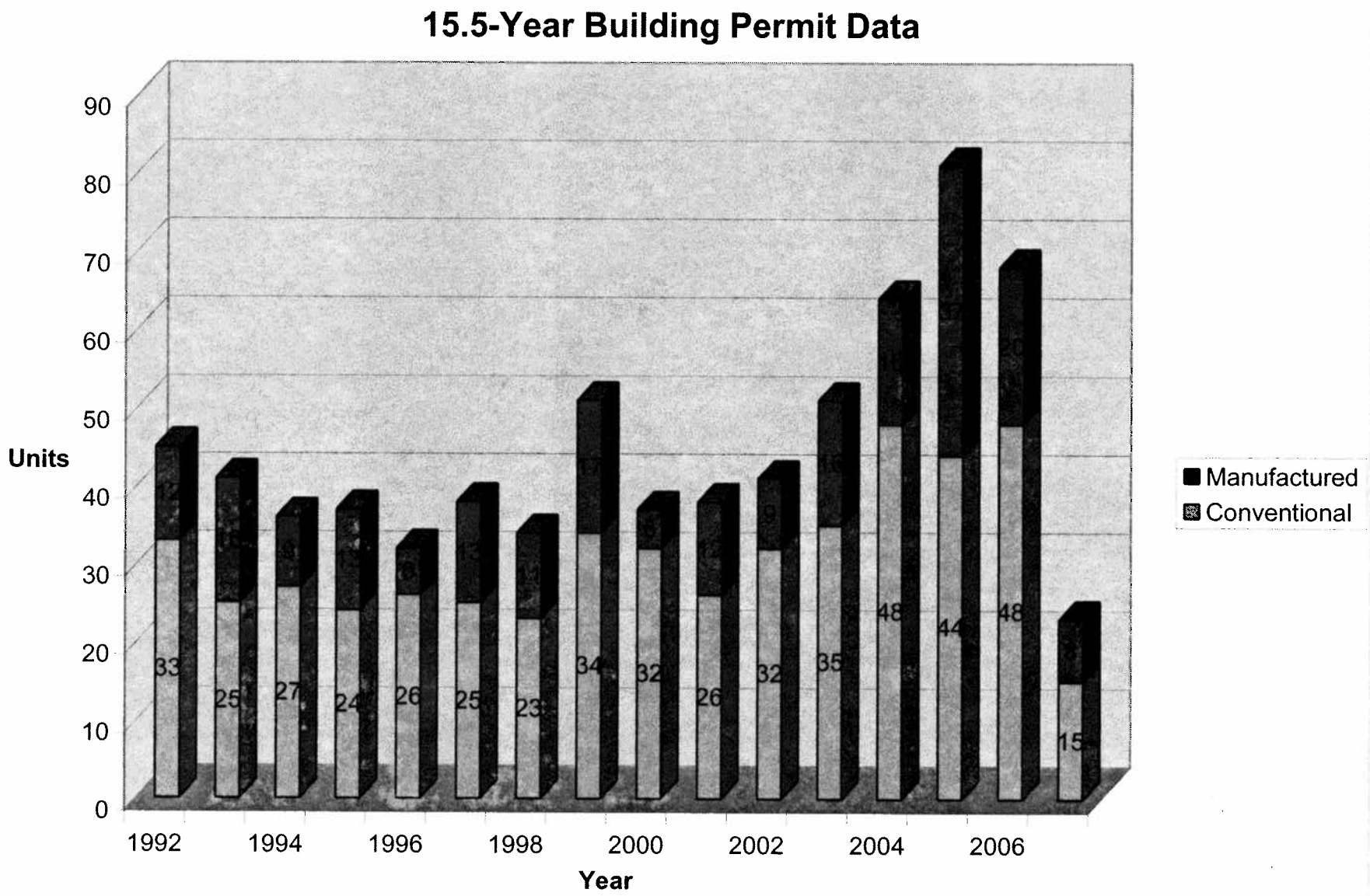
Permit and Inspection Statistics 2007 Calendar Year

MONTH	PERMIT	Single Family Residence	Multi Family Residence	Secondary (Granny) Units	Manufactured Home	Commercial	Garage	Addition	Remodel	Other	Total
January	Plans Submitted	4	0	0	1	0	1	0	1		7
	Permits Issued	0	0	0	1	0	0	0	0	12	13
	Housing Units Issued	0			1						1
	Housing Units Finaled										0
February	Plans Submitted	4	0	0	3	0	3	0	3	0	13
	Permits Issued	1	0	0	0	0	2	0	2	11	16
	Housing Units Issued	1									1
	Housing Units Finaled										0
March	Plans Submitted	6	0	0	3	0	0	1	0	0	10
	Permits Issued	7	0	0	3	0	4	1	0	12	27
	Housing Units Issued	7			3						10
	Housing Units Finaled										0
April	Plans Submitted	1	0	0	1	0	1	1	0	1	5
	Permits Issued	2	0	0	1	0	4	1	0	15	23
	Housing Units Issued	2			1						3
	Housing Units Finaled										0
May	Plans Submitted	3	0	0	1	0	2	0	2	0	5
	Permits Issued	3	0	1	2	0	5	4	2	17	31
	Housing Units Issued	3		1	2						6
	Housing Units Finaled										0
June	Plans Submitted	2	0	0	0	0	2	4	0	0	8
	Permits Issued	1	0	0	1	0	0	1	0	19	22
	Housing Units Issued	1			1						2
	Housing Units Finaled										0
July	Plans Submitted										0
	Permits Issued										0
	Housing Units Issued										0
	Housing Units Finaled										0
August	Plans Submitted										0
	Permits Issued										0
	Housing Units Issued										0
	Housing Units Finaled										0
September	Plans Submitted										0
	Permits Issued										0
	Housing Units Issued										0
	Housing Units Finaled										0
October	Plans Submitted										0
	Permits Issued										0
	Housing Units Issued										0
	Housing Units Finaled										0
November	Plans Submitted										0
	Permits Issued										0
	Housing Units Issued										0
	Housing Units Finaled										0
December	Plans Submitted										0
	Permits Issued										0
	Housing Units Issued										0
	Housing Units Finaled										0
Total Housing Units		14	0	1	8						23
Total Plans Submitted		20	0	0	9	0	9	6	6	1	51
Total Permits Issued		14	0	1	8	0	15	7	4	86	135

MONO COUNTY HOUSING UNIT PERMITS ISSUED
Calendar Year 2007

COMMUNITY NAME	INCLUDES...	APN Book #s	HOUSING UNITS (permits issued)												
			jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	cumulative 2007
Antelope Valley	Sonora North	1,2,3,6	1		1	1	1	1							5
Bridgeport	Sonora-Bodie Jct	7,8,9,10		1	2		1	1							5
Lee Vining	Bodie Jct-Hwy 120	11, 13, 14, 17, 19, 21			1	1									2
June Lake	Owens Headwaters	15, 16				1									1
Long Valley	Mcgee	37, 60			2										2
Wheeler/Paradise	Tom's Place	26, 37, 62, 64			2		2	1							5
Tri Valley	Oasis	24, 25, 26, 27			2		1								3
TOTAL			1	1	10	3	5	3	0	0	0	0	0	0	23

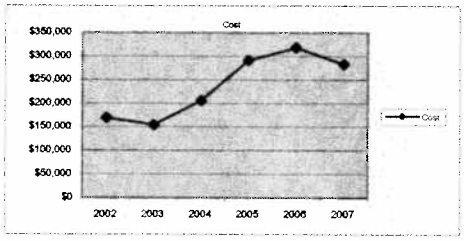


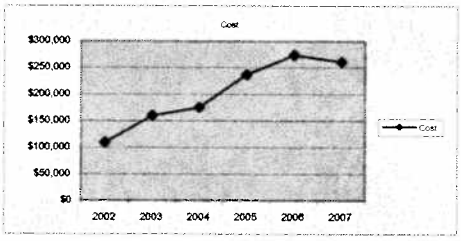

15.5-Year Building Permit Data
Units
90
80
70
60
50
40
30
20
10
0
33
25
27
24
26
25
23
34
32
26
32
35
48
44
48
15
1992
1994
1996
1998
2000
2002
2004
2006
Year
Manufactured
Conventional

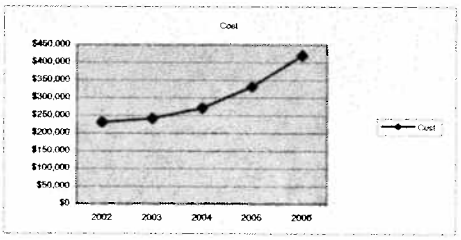
Assessor Data - SFR Sales 2002-2007.5

lkj/07-07

		Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007
1		$130,000	$345,000	$172,000	$134,500	$225,000	$140,000
Topaz				$123,000	$161,000	$379,000	
					$140,000	$290,000	
	Average	$130,000	$345,000	$147,500	$145,167	$298,000	**$140,000**
2		122,000	$139,000	$168,500	$213,000	$255,000	$125,000
Walker		202,000	$200,000	$328,000	$306,000	$373,000	$405,000
		250,000	$159,000	$105,000	$294,500	$325,000	$318,500
		121,000	$135,000	$140,000	$150,000	$310,000	
		129,000	$125,000	$165,000	$274,000	$280,000	
		192,500	$140,000	$240,000	$205,000	$365,000	
			$120,000	$168,000	$340,000	$260,000	
			$179,000	$123,000	$176,000	$293,500	
			$185,000	$140,000	$397,000	$255,000	
			$156,000	$154,000	$389,000	$210,000	
			$161,000	$725,000	$325,000	$575,000	
				$145,000	$420,000		
				$205,000			
				$120,000			
				$165,000			
				$200,000			
	Average	$169,417	$154,455	$205,719	$290,792	$318,318	**$282,833**
6/7		na	$275,000	$320,000	$360,000	na	na
Swgr/Dvlsgt					$260,000		
	Average	na	$275,000	$320,000	$310,000	na	na
8		$110,000	$179,000	$180,000	$210,000	$155,000	$275,000
Bridgeport			$125,000	$267,500	$170,000	$247,500	$197,500
			$175,000	$147,500	$235,000	$325,000	$310,000
				$155,000	$230,000	$285,000	
				$210,000	$250,000	$300,000	
				$170,000	$225,000	$180,000	
				$225,000	$290,000	$330,000	
				$172,000	$285,000	$367,000	
				$125,000	$305,000		
				$150,000	$169,000		
				$127,500			
	Average	$110,000	$159,667	$175,409	$236,900	$273,688	**$260,833**
10		$222,500	$390,000	$225,000	$280,000	$455,000	na
Twin Lakes		$183,000	$200,000	$350,000	$499,000	$380,000	
		$243,000	$180,000	$240,000	$240,000	$425,000	na
		$275,000	$239,500		$390,000		
			$235,000		$250,000		
			$270,000				
			$292,000				
			$130,000				
	Average	$230,875	$242,063	$271,667	$331,800	$420,000	na
11		$100,000	$159,500	$105,000	$290,000	$150,000	$265,000
Evans Tract			$172,500	$270,000	$425,000		$262,000
			$225,000	$235,000	$205,000		$365,000
	Average	$100,000	$185,667	$203,333	$306,667	$150,000	**$297,333**

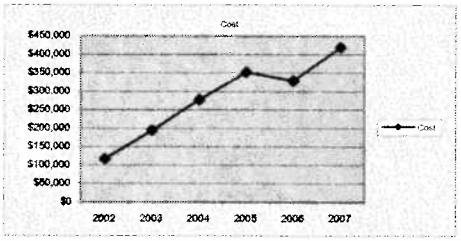






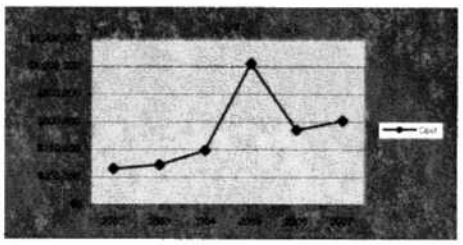
Year 2004 Area Ave	Year 2005 Area Ave	Year 2006 Area Ave	Year 2007 Area Ave
$201,694	$271,229	$307,500	$266,300
19%	46%	60%	44% of norm

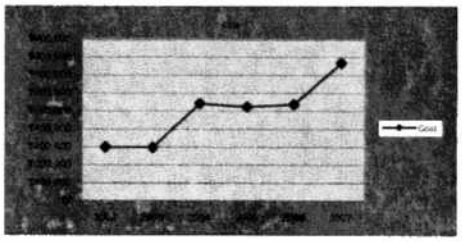
	Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007
13	na	na	$300,000	$432,500	na	na
Mono Lk Average			$300,000	$432,500	na	na
19	$117,000	$169,500	$185,000	$354,000	$230,000	$420,000
Mono City		$107,000	$290,000	$270,000	$395,000	
		$258,500	$250,000	$380,000	$450,000	
		$245,000	$220,000	$352,000	$307,000	
			$310,000	$292,000	$475,000	
			$300,000	$395,000	$140,000	
			$270,000	$375,000	$310,000	
			$273,000	$395,000		
			$290,000			
			$320,000			
			$354,000			
Average	$117,000	$195,000	$278,364	$351,625	$329,571	**$420,000**
21	na	na	$164,000	na	$275,000	$315,000
Lee Vining			$370,000		$175,000	
					$435,000	
Average	na	na	$267,000	na	**$295,000**	**$315,000**



Year 2004 Area Ave	Year 2005 Area Ave	Year 2006 Area Ave	Year 2007 Area Ave	
$278,286	$360,611	$319,200	$367,500	
49%	80%	64%	83%	of norm

15	$200,000	$148,000	$300,000	$1,200,000	$440,000	$615,000
June Lake	$395,000	$429,000	$460,000	$845,000	$210,000	$600,000
	$190,000	$200,000	$395,000		$550,500	
		$285,000	$505,000		$450,000	
		$335,000	$565,000		$564,000	
		$316,000	$240,000		$710,000	
		$315,000	$290,000		$525,000	
					$885,000	
Average	$261,667	$289,714	$393,571	$1,022,500	$541,813	**$607,500**
16	$181,000	$235,000	$660,000	$250,000	$741,000	$540,000
JL Dwn Canyon	$350,000	$245,000	$333,000	$665,000	$500,000	$995,000
	$178,000	$235,000	$540,000	$312,000	$633,000	
	$163,000	$410,500	$746,000	$400,000	$225,000	
	$425,000	$210,000	$400,000	$475,000	$457,500	
	$374,000	$338,000	$578,000	$595,000	$495,000	
	$435,000	$290,000	$485,000	$490,000	$415,000	
		$132,500	$625,000	$850,000	$494,000	
		$575,000	$250,000	$385,000	$570,000	
		$166,000	$512,500	$1,050,000	$825,000	
		$450,000	$335,000	$580,000	$485,000	
			$550,000	$265,500	$610,000	
			$434,000	$500,000		
			$485,000			
			$625,000			
			$1,100,000			
Average	$300,857	$298,818	$541,156	$524,423	$537,542	**$767,500**

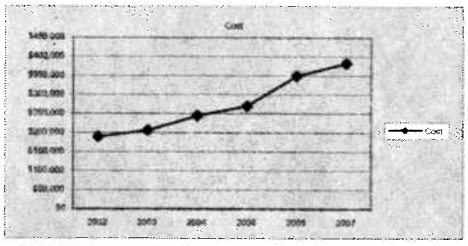




Year 2004 Area Ave	Year 2005 Area Ave	Year 2006 Area Ave	Year 2007 Area Ave	
$496,239	$590,833	$539,250	$687,500	
100%	100%	100%	100%	of norm

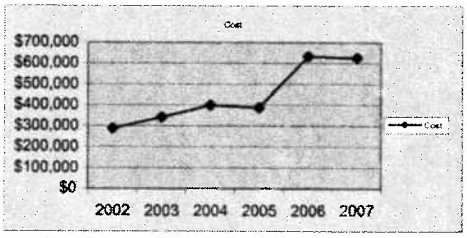
Book	Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007
24	$119,000	$220,000	$200,000	$130,000	na	$314,000
Benton			$284,000			$370,000
Average	$119,000	$220,000	$242,000	$130,000	na	**$342,000**
25	$300,000	$205,000	$332,000	$572,000	$365,000	$215,000
Hammil Vly	$290,000	$425,000	$325,000		$825,000	$575,000
	$330,000	$218,000				
	$385,000	$207,000				
Average	$326,250	$263,750	$328,500	$572,000	$595,000	**$395,000**
26	$130,000	$175,000	$150,000	$230,000	$449,000	$380,000
Chalfant	$146,000	$190,000	$143,000	$215,000	$355,000	$385,000
	$199,000	$100,000	$265,000	$345,000	$300,000	
	$227,500	$165,000	$290,000	$300,000	$310,000	
	$110,000	$186,000	$196,500	$198,000	$285,000	
	$140,000	$189,000	$270,000	$285,000	$225,000	

	$315,000	$320,000	$186,500	$265,000	$256,000	
	$221,500	$150,000	$152,000	$120,000	$255,000	
	$170,000	$130,000	$260,000	$310,000	$429,000	
	$180,000	$250,000	$500,000	$350,000	$362,500	
	$243,000	$285,000	$208,000	$262,500	$242,500	
	$218,000	$257,000	$325,000	$209,000	$335,000	
	$145,000	$245,000	$209,000	$310,000	$369,000	
	$233,000	$193,000	$125,000	$250,000	$351,000	
	$165,000	$153,000	$195,000	$385,000	$359,000	
	$192,000	$235,000	$260,000	$215,000	$366,000	
		$242,000	$268,000	$345,000	$352,000	
		$249,500	$416,500		$381,000	
		$158,000	$175,000		$348,500	
		$262,000	$230,000		$444,000	
		$130,000	$215,000		$442,000	
		$280,000	$345,000		$420,000	
					$382,000	
					$327,000	
					$370,000	
Average	$189,688	$206,568	$244,750	$270,265	**$348,620**	**$382,500**



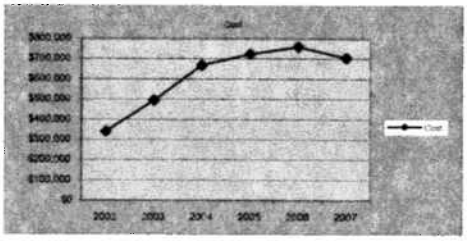
Year 2004 Area Ave	Year 2005 Area Ave	Year 2006 Area Ave	Year 2007 Area Ave
$250,981	$278,763	$366,870	$373,167
38%	49%	82%	85% of norm

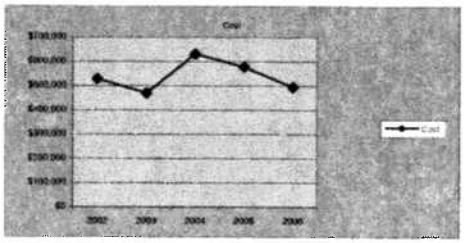
	Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007
26	$260,000	300000	375000	$300,000	$499,000	$625,000
Paradise	$290,000	490000	$375,000	$427,000	$630,000	
	$270,000	275000	$409,000	$435,000	$750,000	
	$330,000	300000	435000		$750,000	
		347000			$537,000	
		332000				
Average	$287,500	$340,667	$398,500	$387,333	$633,200	**$625,000**

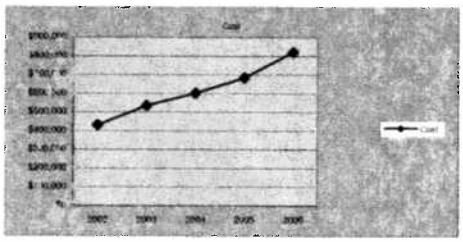


Year 2004 Area Ave	Year 2005 Area Ave	Year 2006 Area Ave	Year 2007 Area Ave
$398,500	$387,333	$633,200	$625,000
94%	90%	100%	100% of norm

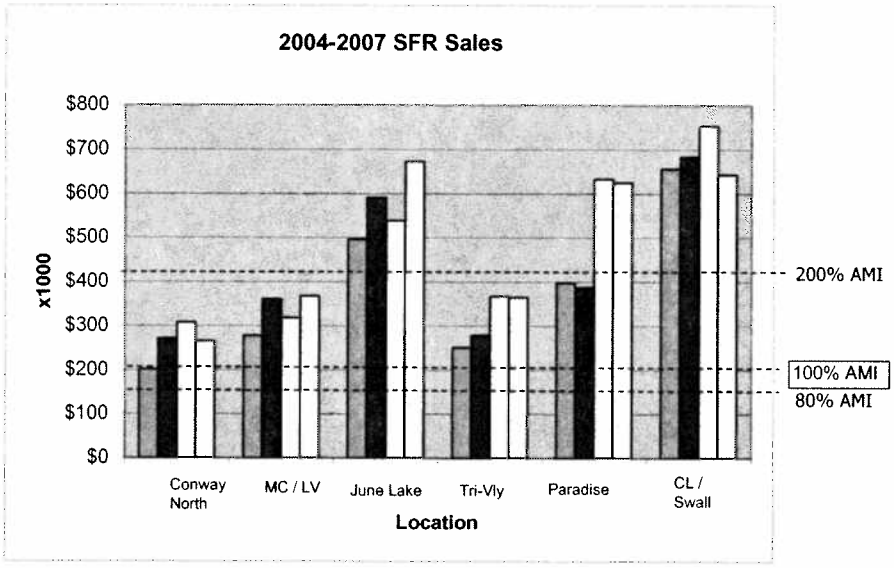
	Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007
60	$435,000	$395,000	$499,000	$805,000	$500,000	$662,500
Hilton Creek/Lng Vly	$300,000	$452,000	$529,000	$800,000	$902,000	$485,000
	$285,000	$375,500	$929,000	$735,000	$873,000	$650,000
	$340,000	$505,000	$615,000	$674,000	$710,000	$727,500
	$285,000	$383,000	$250,000	$765,000	$832,500	$760,000
	$251,000	$250,000	$565,000	$715,000	$665,000	$800,000
	$360,000	$495,000	$566,000	$765,000	$674,500	$845,500
	$410,000	$578,000	$660,000	$800,000	$675,500	
	$238,500	$645,000	$682,000	$710,000	$705,000	
	$355,000	$580,000	$679,000	$550,000	$855,000	
	$530,000	$700,000	$562,000	$849,000	$848,500	
	$389,500	$650,000	$760,000	$810,000	$1,200,000	
	$155,000	$375,000	$682,500	$739,000	$780,000	
	$430,000	$545,000	$585,000	$653,000	$729,000	
		$390,000	$525,000	$413,500	$871,000	
		$550,000	$640,000	$780,000	$720,000	
		$425,000	$1,200,000		$699,000	
		$500,000	$768,000		$835,000	
		$577,000	$805,000		$350,000	
			$800,000			
			$735,000			
Average	$340,286	$493,184	$668,405	$722,719	$759,211	**$704,357**
62	$499,000	$475,000	$557,500	$330,000	$360,000	na
Hiltop Aspen	$617,500	$410,000	$368,000	$315,000	$629,000	
	$650,000	$504,000	$550,000	$1,249,000		
	$625,000	$489,500	$1,050,000	$459,000		
	$256,000			$515,000		
				$600,000		
Average	$529,500	$469,625	$631,375	$578,000	$494,500	na
64	$377,500	$724,000	$525,000	$625,000	$785,000	na
Pinon/Swall	$410,000	$535,000	$950,000	$549,000	$920,000	
	$440,000	$626,000	$330,690	$850,000	$878,000	
	$430,000	$250,000		$525,000	$401,500	
	$525,000			$1,020,000	$1,055,000	
	$400,000			$525,000	$885,000	
Average	$430,417	$533,750	$601,897	$682,333	**$820,750**	na





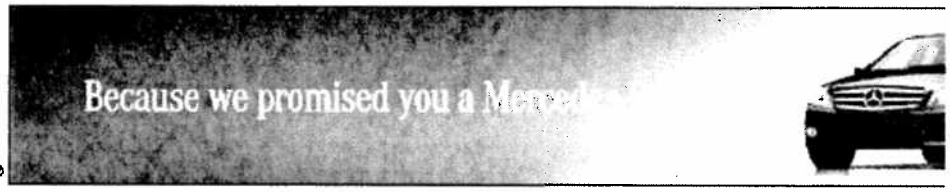


Year 2004 Area Ave	Year 2005 Area Ave	Year 2006 Area Ave	Year 2007 Area Ave
$655,989	$683,054	$753,278	$704,357
100%	100%	100%	100% of norm



$202	$278	$496	$251	$399	$656
$271	$361	$591	$279	$387	$683
$308	$319	$539	$367	$633	$753
$266	$368	$673	$365	$625	$643
N.Cnwy	MC/LV	Jn Lake	Tri-Valley	Paradise	CL/Swall

Los Angeles Times latimes.com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From the Los Angeles Times

CRITIC'S NOTEBOOK

New developments mask wild land's deadly threat

To break the cycle of build and burn, those who create and approve subdivisions in Southern California must take site and climate into consideration.

By Christopher Hawthorne
Los Angeles Times Staff Writer

October 30, 2007

The enduring image of the Southern California hillside resident -- the one who braces for disaster every fall, just as the Santa Anas begin to blow -- is that of a self-reliant, latter-day homesteader who settled up among the trees because he finds solitude and freedom there. And maybe because he remains a bit suspicious of life in the city.

It wasn't hard to find examples of the breed in news coverage of last week's devastating fires, guiding horses to safety or crustily refusing to evacuate. Yet the vast majority of the nearly 2,000 houses destroyed so far weren't outposts marking the last remaining frontiers of the American West. They were neatly lined up in subdivisions, on gently curving streets slotted into terraced hillsides. Many of the biggest fires grew by leaping from one cul-de-sac to the next, tearing through the territory that writer Mike Davis once called "Sloping Suburbia."

Since the middle of the 20th century, this is how we have developed much of our new housing in the U.S., and particularly in Southern California: by pushing deep into canyons and deserts and onto flood plains. We build reassuringly familiar-looking subdivisions, decorated with vaguely Spanish or Mediterranean accents, in locations that by land-use standards -- and by common-sense standards -- are truly exotic. We build with the unstinting belief that growth is good and that progress in the form of various kinds of technology -- new building materials, military-style firefighting, a vast system of pumps and levees -- will continue to make it possible to construct new pockets of nostalgic architecture virtually anywhere.

But maybe our nostalgia should extend beyond red-tile roofs to include earlier lessons about how and where it is safe to build. This country's culture as a whole is in the midst of a profound shift from the unshakable confidence that marked the so-called American Century to a new recognition of risk, conservation, even fragility. Green architecture, with its rather old-fashioned emphasis on paying attention to site and climate, is part of that shift. But those who build and approve new hillside developments -- "the lords of subdivision," as nature writer Richard Lillard called them, the "replanners of the Earth's surface" -- have barely acknowledged it.

One of the success stories of the last week has been Stevenson Ranch near Santa Clarita, which

narrowly averted destruction in part because its houses were built with concrete roof tiles and heat-resistant windows. But to celebrate this neighborhood as a model for escaping fire is itself a kind of escapism. The question is never, why am I building here on this hillside that predictably catches fire every few years in the fall (and maybe now in spring or summer too)? It is, instead, how can technology and new materials -- how can progress -- protect me from the dangers inherent in living where I have chosen to live?

The aesthetic basis of a typical subdivision is reassurance and stability. Builders enforce those qualities with architecture, choosing from a well-worn catalog of residential styles, and with massive earthmoving operations, to flatten the streets and blur the topographical differences between one hillside and the next.

The media pitch in too. Thursday night on CNN, Anderson Cooper and other anchors focused relentlessly on the news that an arsonist may have set the Santiago fire in eastern Orange County. The Santiago fire destroyed 14 houses -- a tiny fraction of the total this week. By contrast, the Witch fire that roared through suburban developments in northern San Diego County, consuming more than 1,000 houses, was caused by downed power lines. The emphasis on possible crime suggested that the disaster could be pinned on a few rogue evildoers. But the vast majority of destroyed houses burned as a direct result of choices made by home builders, homeowners, politicians and planners about where to put new development. The villain is us.

The truth is that while houses near Lake Arrowhead and in certain canyons that burned this year are marked by real isolation, most Southern California residents who move into fire-threatened hillside neighborhoods are not adventurous souls hoping to thumb their noses at convention and urban mores and carve out a life surrounded by nature. They are merely looking for spacious single-family residences that feel attractively adjacent to, rather than in the heart of, the hills and mountain ranges that divide the region's coastline from its deserts.

Adjacency to nature rather than full immersion in it has always been at the heart of the suburbs' appeal. The developers who create our version of it, particularly in the fastest-growing parts of Los Angeles, Orange and San Diego counties, have been highly successful at giving their projects the air of the familiar mixed with a touch of unspoiled landscape.

Disasters, though, have a way of stripping away those signs of comfort and rather starkly revealing land-use patterns as well as the philosophies that underpin growth. The flooding in New Orleans that followed Hurricane Katrina, for example, wiped out mostly suburban-style ranch houses that had been built slab-on-grade, without the raised foundations and other low-tech flood-protection mechanisms that once distinguished the city's houses.

There is a reason that the oldest neighborhoods in New Orleans virtually never flood. They were built on naturally high ground, produced over the centuries by deposits of Mississippi River silt. And there is a reason that wildfires in Southern California prey mostly on subdivisions built in the last 50 years or so, when suburban expansion and faith in American know-how were at their height.

We can draw a final connection here, even if it is only a metaphorical one. The way that American home builders keep pushing out into new territory, developing parcels of land once considered unsafe for residential construction, is an architectural version of the way that banks and lenders have acted over the last decade, practically tossing money at borrowers once dismissed as too much of a credit risk. The goal in both cases is to maintain a pace of growth and expansion that is ultimately unsustainable.

The crisis in the credit markets, by pulling down the broader economy, has shined some needed light on predatory lending and slowed its spread. Though history suggests that we probably shouldn't hold our breath, perhaps the fires, by the sheer scale of their destruction, will have a similar effect on the way we build.

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